



## 11609 115th Street Osoyoos British Columbia

\$2,100,000

2 LARGE WAREHOUSES on 1+ ACRE PROPERTY! Potential Rental Income: \$150,000/year - Potential for a Cap Rate of approx: 7%. Prime investment opportunity in the heart of the Osoyoos Buena Vista Industrial Park located 3km northwest of downtown Osoyoos and 2km northwest of the intersection of Highways 3 and 97, and about 7km north of the Canada/US border. This commercial property spans 1.17 acres and hosts two substantial steel frame buildings, totalling five distinct commercial units. Each unit offers flexibility and functionality suited for a variety of business types, making this an ideal choice for diversifying your investment portfolio. The durable construction and strategic location enhance the potential for high rental yield and capital appreciation. Building "A" was built in 1994, approx. 8,407 sqft -is comprised of 4 units: Unit 1 adjacent to 115th Street is 1,840 sqft, currently vacant, used previously as offices. Unit 2 is a 1,833 sqft was used as an industrial unit, currently vacant, Unit 3 is a 1,833 sqft industrial unit, currently rented-out and Unit 4 is a 2,901 sqft industrial unit. Building "B " was built in 2010 - approx. size: 4200 sqft. Electrical service: 200 amp main with sub-panels, 3 - phase. The permitted uses in this zone are: manufacturing, processing, finishing, animal hospital; automobile, boat, trailer, and recreation vehicle service, sales and rental; recreational vehicle storage lot; automotive and truck repair shop; and so much more options. (id:6769)

Listing Presented By:



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