



# 7209 Heron Lane Osoyoos British Columbia

\$339,000

Attention Developers & Investors Best Priced Single Family Home in the Heart of Osoyoos! 7209 Heron Lane presents exceptional value with outstanding future potential. Situated on just over 5,600 sq/ft, this property features a small 2-bedroom, 1-bathroom home ideal for a handyman project, rental holding property, or future redevelopment. Located right in the heart of Osoyoos, you're just steps to downtown, Main Street shops and coffee spots, the elementary school, library, community centre, medical offices, and only minutes to Osoyoos Lake and Gyro Beach. Walkability and convenience truly set this property apart. From a development standpoint, the upside is significant. Zoned RM1 (Multiple Family Residential), the property offers strong density potential. Under the proposed zoning bylaw, there may be allowance for up to 3 storeys and 4-6 units, with a 15m height limit and possible lake views from upper levels. Whether you're looking to renovate and hold, build multi-family, or secure land in a prime in-town location, this property checks all the boxes. Opportunities like this at this price point are rare in Osoyoos. Don't miss your chance to capitalize on the upside. (id:6769)

Laundry room 7'0" x 5'0"

Dining room 8'5" x 7'6"

2pc Bathroom Measurements not available

Primary Bedroom 14'8" x 9'7"

Bedroom 9'5" x 10'2"

Kitchen 13'2" x 8'3"

Living room 17'2" x 10'5"

Listing Presented By:



Originally Listed by:

RE/MAX Realty Solutions



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