



# 8706 74th Avenue Osoyoos British Columbia

\$599,900

Beautifully renovated (2022) home in excellent Osoyoos town center location - steps to restaurants, shops, coffee shops, beach, etc. - 2 bedrooms & 2 bathrooms on the main level; and a finished basement with a Rec/TV Room & a desk area. Renovations included new furnace & central air conditioning, flooring, cabinets, appliances, countertops, finishing package, new roof & more - ideal for full-time or part-time residents (snowbirds, wine enthusiasts, golfers, etc.); also a great rental/holding property. The big bonus is that it's zoned TC - TOWN CENTRE commercial - providing significant development potential. Permitted uses under this zoning include, but are not limited to, 4 storey building with commercial on the main and 3 levels of apartments or condos, restaurant, coffee shop, hotel/motel and wine shop/craft brewery/distillery. No setbacks required on 3 sides and excellent exposure to Main St. & 74th Ave. TURNKEY OPTION negotiable. This is an ideal alternative to having a property in the USA - Osoyoos is often referred to as Canada's warmest municipality; act now on this beautiful, updated home, with big development potential down the road. Appointment required. (id:6769)

- Storage 9'10" x 7'6"
- Recreation room 15'8" x 20'5"
- Laundry room 15'4" x 10'11"
- Dining room 12' x 6'8"
- Bedroom 10'0" x 7'8"

- Full bathroom Measurements not available
- Full bathroom Measurements not available
- Primary Bedroom 11'6" x 10'7"
- Living room 13'7" x 10'7"
- Kitchen 11'4" x 11'0"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<http://www.kelownahomesandcondos.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.