



## 8706 74th Avenue Osoyoos British Columbia

\$589,900

INVESTOR ALERT! Don't miss out on this amazing development site situated in the TC Zone (TOWN CENTRE Commercial) providing an unlimited amount of potential. Permitted uses under this zoning include, but are not limited to, a 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. Bring in income while you wait to develop with a beautifully renovated (2022) modern home in the 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, perfect for long term or short term rentals. Renovations included new furnace & central air conditioning, flooring, cabinets, appliances, countertops, finishing package, new roof & more. Appointment required. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



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