9150 MAIN STREET Street Osoyoos British Columbia

$6,300,000

Rare opportunity to acquire a well-positioned commercial property in the heart of Osoyoos. Situated on a 2.388-acre site approximately 500 feet from the intersection of Highway 97 and Crowsnest Highway 3, this property offers excellent visibility, accessibility and long-term investment potential. The property includes approximately 26,000 sq. ft. of ground-floor retail space along with 15 residential rental apartments on the second level, providing a diversified income stream. Surrounded by established commercial amenities and high-traffic destinations, the property is directly across from Petro-Canada, 7-Eleven and Save-On -Foods, with A&W and McDonald's nearby. The strategic highway location provides strong exposure to local, regional and seasonal traffic. A variety of future opportunities may exist, including increasing rental income, repositioning or redevelopment of the site, and potential additional pad development along the highway frontage, subject to municipal approvals. Osoyoos is a popular South Okanagan destination with a strong tourism economy, warm climate and convenient access to Penticton and Kelowna airports. NDA required prior to release of the rent roll and other confidential financial information. Buyer to independently verify all measurements, zoning, permitted uses and development potential with the appropriate authorities. (id:6769)

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