



7208 - 89TH STREET, OSOYOOS
MAY 26, 2018

SQ. FT. CALCULATED FROM EXTERIOR FACE OF OUTSIDE WALLS AND CENTER POINT OF BEARING WALLS. PLANS MAY NOT BE 100% ACCURATE. TYPICAL MEASUREMENT STANDARDS ALLOW 2% ERROR TOLERANCE. CRITICAL MEASUREMENTS MUST BE VERIFIED ON SITE.

FLOOR	UPPER SOUTH SUITE	UPPER NORTH SUITE	LOWER SOUTH SUITE	LOWER NORTH SUITE
TOTAL	667 SQ.FT.	667 SQ.FT	647 SQ.FT	647 SQ.FT

PROPER MEASURE
HIGH PRECISION TO PERFECTION

778-531-8872
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7208 89TH Street Osoyoos British Columbia

\$775,000

Rare 4-Plex Opportunity. Live, Rent, or Invest! For the cost of a single 2-bedroom apartment in Vancouver; this is a fantastic opportunity to own a solid, well-maintained 4-apartment multifamily property in a desirable small-town location-entire building offered (A, B, C, D) This property features: & 2 x 2-bedroom, 1-bathroom units & 2 x 1-bedroom + den, 1-bathroom units & Private in-suite laundry in all units & 4 separate electrical meters - no shared power expenses & Ample off-street parking at the rear accessed from Swan Cres. & Matching shed built in 2022 for storage & Zoning "R7 Dense Residential" provides future potential & Walkable location, desirable for tenants Located just a short walk to the elementary school (50 meters), Main Street-shops, restaurants and services, and only 400 meters to two separate beautiful public beaches. Well-built older construction offers excellent sound insulation between units. Newer roof with updated ventilation installed. Recent updates: hot water tanks, electrical system updates Ideal for: Investors seeking consistent rental income with risk mitigation from 4 units House hackers - live in one unit, rent the rest Local employers or businesses needing reasonable cost staff housing, to attract and retain employees Canada's warmest climate and lake with nearby skiing/snowboarding in the winter. Current monthly revenue for the property is \$4250/month. Click brochure link for more details. (id:6769)

Listing Presented By:



Originally Listed by:
Honestdoor Brokerage Inc.

<http://honestdoor.com/>

RE/MAX Kelowna

RE/MAX Kelowna

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- Living room 9'0" x 12'5"
- Living room 9'1" x 12'4"
- Kitchen 13'6" x 11'11"
- Kitchen 13'5" x 12'0"
- Bedroom 10'5" x 8'0"
- Den 8'5" x 7'8"
- Bedroom 10'5" x 8'0"
- Den 8'5" x 7'10"
- Living room 13'6" x 11'11"
- Living room 13'5" x 12'0"
- Kitchen 9'9" x 10'7"
- Kitchen 9'9" x 10'7"
- Bedroom 9'4" x 12'4"
- Bedroom 10'11" x 8'4"
- Bedroom 9'4" x 12'4"
- Primary Bedroom 10'11" x 8'4"

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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