



9450 115th Street Osoyoos British Columbia

\$2,499,000

This 2.4-acre industrial property at 9450 115th Street offers a rare combination of immediate utility and long-term investment logic. Located within the Osoyoos industrial park, the site features a 5,261-square-foot shop currently utilized as a truck center, complemented by a revenue-generating 24-hour cardlock. The I-1 General Industrial zoning provides vast flexibility for light manufacturing, storage, or commercial services in a high-demand corridor. Strategically positioned minutes from the US border and Highway 3, the location ensures efficient logistics and high visibility. Recent infrastructure supports three-phase power and municipal water, making the site move-in ready for a variety of business models. For the investor, the expansive acreage provides significant room for expansion; for the business owner, it offers a stable home base in Canada's warmest climate. This property represents a tangible asset in the South Okanagan's growing economy, balancing functional workspace with the lifestyle perks of being moments away from the lake and world-class vineyards. (id:6769)

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