



**5129 10 Avenue Okanagan Falls British Columbia**

Okanagan Falls

**\$550,000**



Discover this 1800 sq ft commercial property, uniquely divided into a thriving coffee shop and living quarters. With two street frontages and access from three sides, the property includes space for up to 10 parking spots. The over 1000 sq ft coffee shop boasts 14 ft ceilings, serving delightful sandwiches and specialty coffees, with the option for the existing bakery tenant, to remain. Currently, 800 sq ft is rented as living accommodation, offering flexibility for additional income or personal use. Situated on .22 acres, this prime location is just 10 blocks from Okanagan Lake and a few minutes off the highway, ensuring easy access for local traffic and deliveries via a convenient loading dock. Don't miss out on this opportunity to invest in a property with incredible potential—schedule your viewing today! All measurements are approximate, Buyer to verify if important. (id:6769)

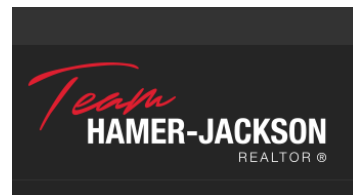
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