



## 609 Highway 97 Other Osoyoos British Columbia

Osoyoos

# \$599,000

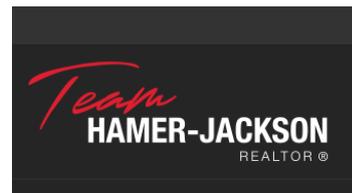


EXCELLENT INVESTMENT OPPORTUNITY in a high-exposure commercial zone, surrounded by orchards in a scenic setting just 5 minutes from downtown Osoyoos and steps from the U.S. border. Situated on a large 0.35-acre lot, this versatile property offers ample outdoor parking and a solid income stream with two existing leases in place generating \$3,800 per month. The building features THREE separate office spaces, each with its own electrical service—providing flexibility for future tenants or owner-users. One office space is currently vacant, offering additional income potential. Recent upgrades include a brand new roof, and the large basement is equipped with shelving, perfect for storage or operational needs. With proven rental income, room to grow, and a strategic location, this property is a smart, long-term investment in the South Okanagan. Call for details today - (250)408-8788. (id:6769)

**Nik Wagener**

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