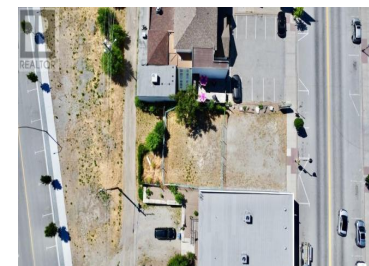


Main Street Oliver British Columbia

Oliver

\$399,900



PRIME COMMERCIAL OPPORTUNITY IN DOWNTOWN OLIVER Position your business or franchise for success with this high-profile 6,011 sq.ft. (0.138 ac) commercial lot 50 x 120 strategically located on the north end of Oliver's main traffic corridor on highway 97. With exceptional highway visibility and alley access this property ensures maximum exposure for your enterprise, whether you're launching a boutique retail shop, professional office, or even a multi-use development with residential above. Zoned TC (Town Centre), this flexible zoning permits a wide range of commercial uses—including hotels—making it ideal for developers and business owners alike. Take advantage of zero setback requirements and a generous (59 ft) height allowance, providing excellent development potential. Full services available at lot line. Oliver offers a highly attractive business environment. Commercial property taxes are lower than in many urban centers, and the town is supported by a skilled local workforce rooted in agriculture, tourism, and service-based industries. The community is growing steadily, with increasing year-round tourism and residential demand adding to the market potential. Its strategic location along Highway 97, the main north-south route through the South Okanagan, ensures a steady flow of traffic and visibility. Don't miss this rare opportunity to secure a valuable piece of Olive...



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