15210 97 Highway Osoyoos British Columbia

$5,999,000

Unique mixed-use property offering a rare blend of industrial, agricultural, and residential potential. Situated on 10.359 acres with convenient access from Highway 97 and 103 Street, this versatile property features an established orchard, a residence, and extensive shop and storage facilities. The 1.97-acre site-specific general industrial portion includes an impressive 14,000 sq. ft. shop equipped with 1,000-amp, 3-phase power, three bathrooms, a 1,600 sq. ft. upper level, and an 800 sq. ft. apartment currently under construction. A 4-bay garage with 60-amp service and a 1,000 sq. ft. outbuilding with 30-amp single-phase power--complete with a walk-in cooler currently used for storage--add to the property's functionality. The orchard spans approximately 8 acres, including 2 acres of prunes, 3 acres of apples, and 3 acres of cherries, and is supported by a frost protection (wind) machine. Infrastructure highlights include underground electrical (no overhead wires), newer LED lighting, and multiple overhead and bay doors of varying sizes, offering exceptional flexibility for operations, storage, or automotive use. This well-equipped and strategically located property presents a compelling opportunity for investors, operators, or those seeking a dynamic live-work environment. (id:6769)

Full bathroom ' x '

Primary Bedroom ' x '

Living room ' x '

Kitchen ' x '

Listing Presented By:

Originally Listed by:
eXp Realty

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