



7209 Heron Lane Osoyoos British Columbia

\$339,000

Attention Developers & Investors Best Priced Single Family Home in the Heart of Osoyoos! 7209 Heron Lane presents exceptional value with outstanding future potential. Situated on just over 5,600 sq/ft, this property features a small 2-bedroom, 1-bathroom home ideal for a handyman project, rental holding property, or future redevelopment. Located right in the heart of Osoyoos, you're just steps to downtown, Main Street shops and coffee spots, the elementary school, library, community centre, medical offices, and only minutes to Osoyoos Lake and Gyro Beach. Walkability and convenience truly set this property apart. From a development standpoint, the upside is significant. Zoned RM1 (Multiple Family Residential), the property offers strong density potential. Under the proposed zoning bylaw, there may be allowance for up to 3 storeys and 4-6 units, with a 15m height limit and possible lake views from upper levels. Whether you're looking to renovate and hold, build multi-family, or secure land in a prime in-town location, this property checks all the boxes. Opportunities like this at this price point are rare in Osoyoos. Don't miss your chance to capitalize on the upside. (id:6769)

Laundry room 7'0" x 5'0"

Dining room 8'5" x 7'6"

2pc Bathroom Measurements not available

Primary Bedroom 14'8" x 9'7"

Bedroom 9'5" x 10'2"

Kitchen 13'2" x 8'3"

Living room 17'2" x 10'5"

Listing Presented By:



Originally Listed by:

RE/MAX Realty Solutions



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.