

## 8706 74th Avenue Osoyoos British Columbia

\$679,900

ZONED C1-DOWNTOWN COMMERCIAL! Great location with exposure to Main St., 74th Ave. & 74A Ave. Permitted uses include, but are not limited to, 4 storey building with commercial on the main and 3 levels of apartments or condos, restaurant, coffee shop, hotel/motel and wine shop/craft brewery/distillery. The current (and permitted) use is ""tenanted residential"" with fully updated home, new furnace/air conditioning, appliances, flooring, finishing package and brand new roof - ideal for paying the bills while commercial plans are put in place. Please respect the privacy of the tenant by not visiting the property without listing agent approval. APPOINTMENT NECESSARY & MINIMUM 24 HOURS NOTICE REQUIRED. (id:6769)

Storage  $9'10" \times 7'6"$ Recreation room  $15'8" \times 20'5"$ Laundry room  $15'4" \times 10'11"$ Dining room  $12' \times 9'$ Bedroom  $10' \times 7'8"$  Full bathroom Measurements not available Full bathroom Measurements not available Primary Bedroom  $11'6" \times 10'7"$  Living room  $13'7" \times 10'7"$  Kitchen  $17'4" \times 11'0"$ 

Listing Presented By:



http://www.kelownahomesandcondos.ca/



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.