



472 VETERANS Avenue Oliver British Columbia

\$629,900

EXCEPTIONAL INVESTMENT OPPORTUNITY in Oliver, BC—a mini storage business and residential combo. This is a well-maintained and well-established property with two power meters and RM1s zoning-Residential Medium Density with legal non-conforming use. Situated on a prime 0.138-acre corner lot, this property boasts a strategic location just off Main Street/Hwy 97, ensuring easy access for customers and convenience to local amenities. This is an ideal choice for investors or entrepreneurs looking for a multifaceted investment that is both income-generating and comfortable living. The core of this investment is an established 1600sf mini storage with 16 units and a workshop. More than just a storage facility, this investment includes a charming one-bedroom plus den home with many recent updates. The property also has a separate one-bedroom, one-bathroom caretaker's cottage. As a great holding property, this site presents various lucrative avenues. The unique combination of income-generating mini storage, a residential home, and a caretaker's cottage on site creates a rare multifaceted investment. Beyond the financial prospects, this property is in the vibrant community of Oliver, BC, a region known for its scenic beauty and warm, welcoming ambiance. As Canada's Wine Capital, Oliver offers a blend of leisure and lifestyle, making this investment not just a financial decision but also a lifestyle choice. Don't miss out on this exceptional opportunity. (id:6769)

Primary Bedroom 14'7" x 9'4"

Living room 11' x 10'1"

Kitchen 14'3" x 8'

Foyer 10'2" x 5'3"

Dining nook 11' x 5'

Den 10'8" x 7'11"

3pc Bathroom Measurements not available

Bedroom 12'7" x 8'5"

Living room 11'0" x 9'7"

Kitchen 9'4" x 6'5"

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<https://www.winecapitalproperties.com/>



Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St,
Summerland, BC,

Phone: (250) 462-4888
info@joepeters.ca