



7612 97th Street Osoyoos British Columbia

\$995,000

Rare Investment & Development Opportunity - Mobile Home Park with Single-Family Residence! Discover the perfect blend of income stability and future potential with this unique 2.2-acre property, featuring a long-established 55+ modular home community and a detached single-family residence. The site includes 15 rental PADs offering steady returns and a four bedroom, one bathroom home built in 1955, complete with a spacious workshop with an in-law suite – ideal for an on-site manager or additional rental income. Situated just minutes from the U.S. border and offering prime highway frontage, the property provides excellent roadside visibility for local growers or small businesses looking to showcase their products. With R4 zoning and inclusion in the Agricultural Land Reserve (ALR), this property currently generates an adjusted 7% cap rate while holding significant long-term redevelopment potential. The Official Community Plan (OCP) designates this parcel as Medium Density Residential (MR), supporting multi-family development options such as triplexes, fourplexes, townhomes, or low-rise apartments—ideal for investors and developers looking ahead. The property is located one block from the Meadowlark Drive Growth Area, a zone encouraging medium-density housing with a target of 30 residential units per developable hectare. Buy today for secure income and hold for future growth – a rare opportunity in a highly desirable, easily accessible location. Contact the municipality for development options, and the Listing Agent for more information. (id:6769)

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**Royal LePage Locations West
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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