

FOR SALE

THE
Osoyoos
COLLECTION

4413 Lakeshore Drive & 6828 89th Street, Osoyoos, BC

A rare chance to secure two exceptional and entitled waterfront sites in the heart of Osoyoos, offering unmatched lake views in BC's premier resort and wine region



4413 Lakeshore Drive



6828 89th Street

Kerman Pannu*, Associate Vice President
604 646 8390
kerman.pannu@avisonyoung.com
**Kerman Pannu Personal Real Estate Corporation*

**AVISON
YOUNG**



Town of Osoyoos

The Town of Osoyoos is one of Canada's most unique destinations, set in the country's only true desert climate with the warmest freshwater lake nationwide. The area enjoys long hot summers and an outdoor lifestyle that attracts both year round residents and vacationers. Surrounded by vineyards, orchards, and scenic desert hills, it offers a blend of resort living, wine country culture, and small-town charm. The community benefits from strong tourism, a growing population, and limited waterfront land, driving long-term value for both residential and development opportunities. Its location near the U.S. border and proximity to regional airports makes it especially accessible for visitors and investors. Altogether, Osoyoos combines natural beauty, recreation, and economic upside in a way few BC markets can match.

PROPERTY DETAILS

MUNICIPAL ADDRESS

4413 Lakeshore Drive, Osoyoos BC
6828 89th Street, Osoyoos BC

PIDS

4413 Lakeshore Drive 026-235-986
6828 89th Street 031-886-132

GROSS SITE AREA

4413 Lakeshore Drive 1.41 acres (61,245 SF)
6828 89th Street 0.714 acres (31,102 SF)

GROSS BUILDABLE AREA

4413 Lakeshore Drive 62,027 buildable SF
6828 89th Street 46,124 buildable SF

DEVELOPMENT CONCEPT

4413 Lakeshore Drive
4-storey residential (20 condominium units) and 23 townhome units

6828 89th Street
5-storey residential (40 rental units) with ability to increase up to 60 units

PRICING






Contact listing agents

Can be sold together or separately

Location

The properties are located along and near the lakefront areas, surrounded by parks, shopping, dining, and wineries, offering prime frontage just steps from Osoyoos Lake and minutes from downtown amenities. Positioned in high growth, resort and rental oriented areas make it ideal for development with exceptional visibility and access.

Key highlights

-  Prime lakefront parcels offering direct access to the glistening waters of Osoyoos Lake
-  Ideal for a luxury resort, multi-unit rental and/or condo development with entitlements in place
-  Unbeatable location — minutes from downtown Osoyoos, wineries, restaurants, and all amenities
-  Strong investment upside thanks to growing demand for rentals and resort style living in the region
-  Rare scarcity of lakefront land, a unique opportunity to own and develop Osoyoos's most coveted waterfront sites


1-5
MINUTE WALK
to Osoyoos
Lake


3-10
MINUTE DRIVE
to downtown shops,
restaurants, markets,
and services


50-60
MINUTE DRIVE
to Penticton
Regional Airport

Project information



4413 LAKESHORE DRIVE

Site area	1.41 acres (61,245 SF)
Floors	Up to 4-storeys
Condo Residential Units	20 units
Townhomes	23 units with double car parking
Parking	78 surface stalls including townhome garages (no underground parkade)



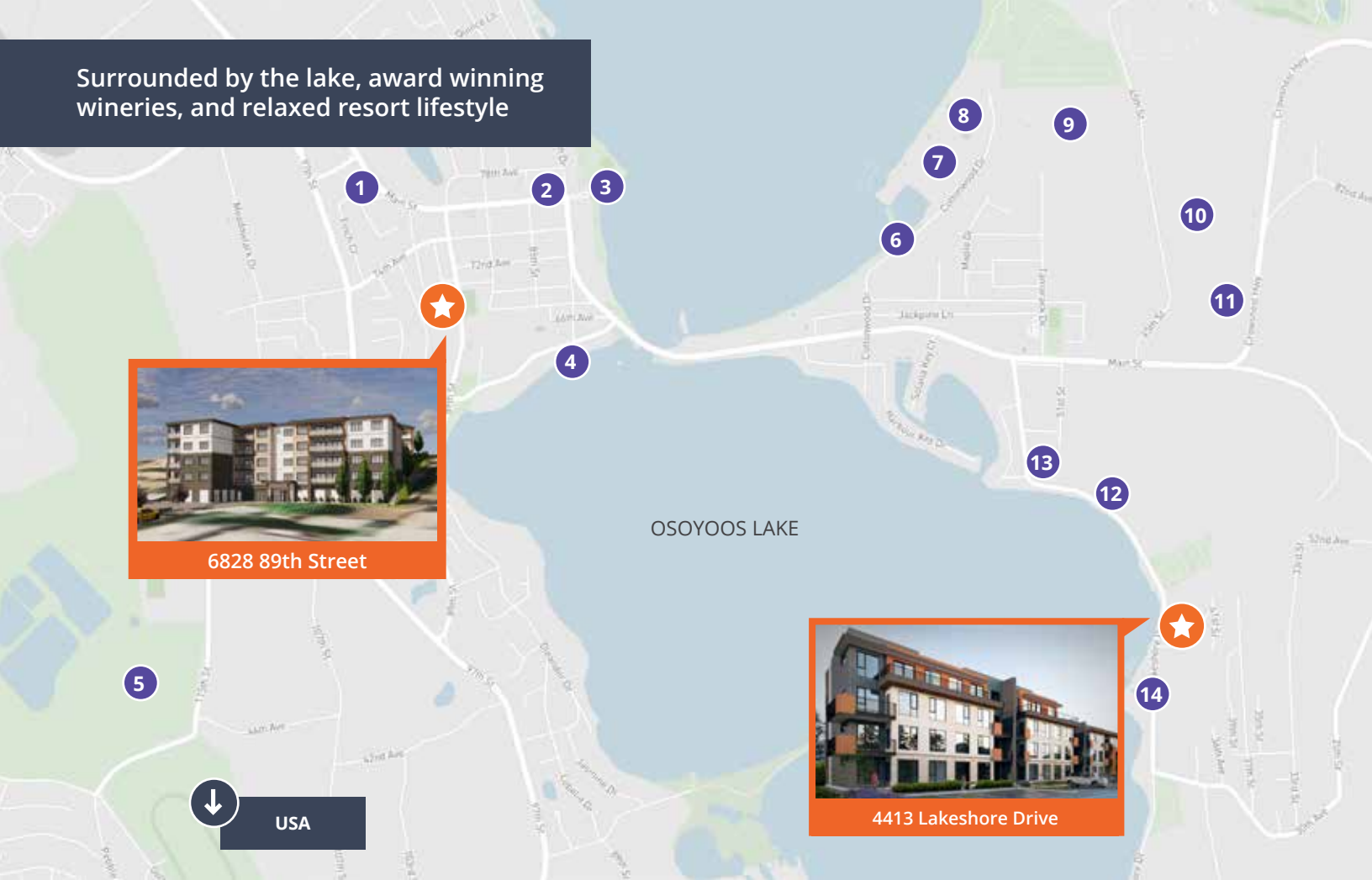
6828 89TH STREET

Site area	0.714 acres (31,102 SF)
Floors	5-storeys
Rental Residential Units	40 units with ability to increase to 60 units
Parking	30 stalls at grade (no underground parkade)

Both projects provide entitlements allowing the buyer the ability to move forward with current plans or redesign to their own vision.

Both projects offer parking above grade, significantly lowering construction costs, equity requirements, and overall project risk.

Surrounded by the lake, award winning wineries, and relaxed resort lifestyle



1. McDonald's
2. Okanagan Art Gallery
3. Gyro Beach Park
4. Downtown Osoyoos Entertainment District
5. Osoyoos Golf Club
6. Cottonwood Beach
7. Osoyoos Park

8. Nk'mip Campgrounds
9. Nk'Mip Wine Cellars
10. Adegá on 45th Estate Winery
11. Moon Curser Vineyards
12. Lakeside Wine Cellars
13. Casa Del Mila Oro Resort
14. Walnut Beach Resort



Contact for more information

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#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

