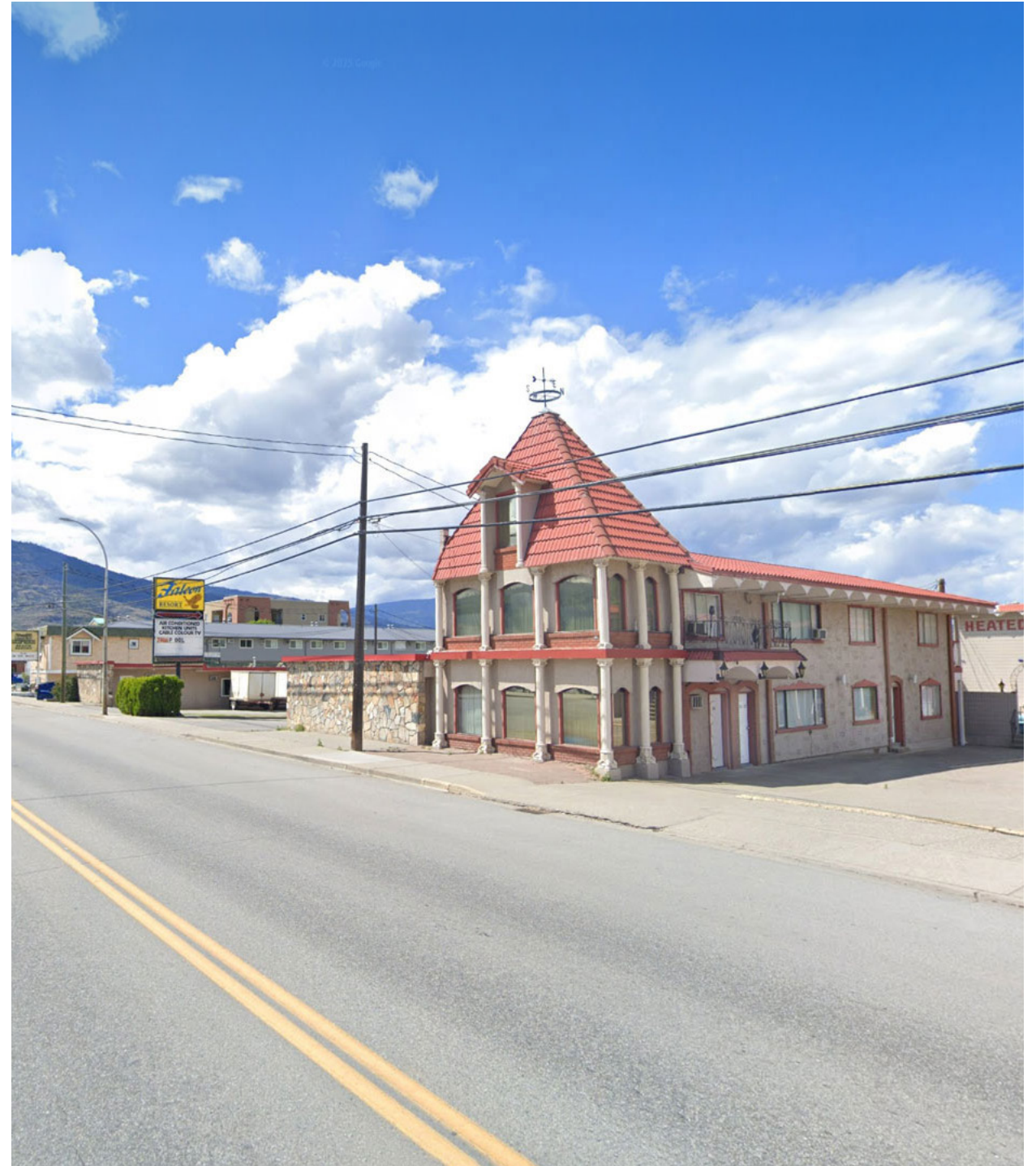


KLEIN III

WATERFRONT INVESTMENT OPPORTUNITY FOR SALE

# 7106 Main Street Osoyoos, BC



# Information

First time on the market. An exceptional waterfront redevelopment and investment opportunity in the heart of Osoyoos. This rare offering spans four separate lots totaling approximately 2 acres (to be verified) and features two established motels plus a residential home, providing strong holding income with significant future upside. Motel One offers 29 rooms with an attached

house, while Motel Two includes 34 rooms, for a combined total of 63 units. Ideally positioned on the lakefront in one of BC's premier tourist destinations, this property benefits from high seasonal demand and outstanding long-term redevelopment potential. Opportunities of this scale, configuration, and premier waterfront location are rarely available.

## PROPERTY DETAILS

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LOCATION	7106 Main Street, Osoyoos BC
LOT SIZE	1.63 Acres
ZONING	CT1 Tourist Commercial Site
# OF UNITS	Total 63 (29 + 34)
PID	008-688-443, 008-688-451, 010-920-196, 010-379-941

## PRICE

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\$11,000,000

## PROPERTY FEATURES

- First time on the market
- Exceptional waterfront redevelopment & investment opportunity
- Located in the heart of Osoyoos

## SPECIALISTS



**Karim Ali Merali**

PERSONAL REAL ESTATE CORPORATION

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Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.


# Demographics

Within a 5 minute drive of  
7106 Main Street, Osoyoos, BC

## DEMOGRAPHICS

 POPULATION  
7,682

 HOUSEHOLDS  
3,366

 MEDIAN AGE  
62.8

 MEDIAN HOUSEHOLD INCOME  
\$87,810

 WALK SCORE  
25

 TRANSIT SCORE  
n/a

## HOUSEHOLD SPENDING

 PUBLIC TRANSIT  
\$1,304

 MEDICATION  
\$667

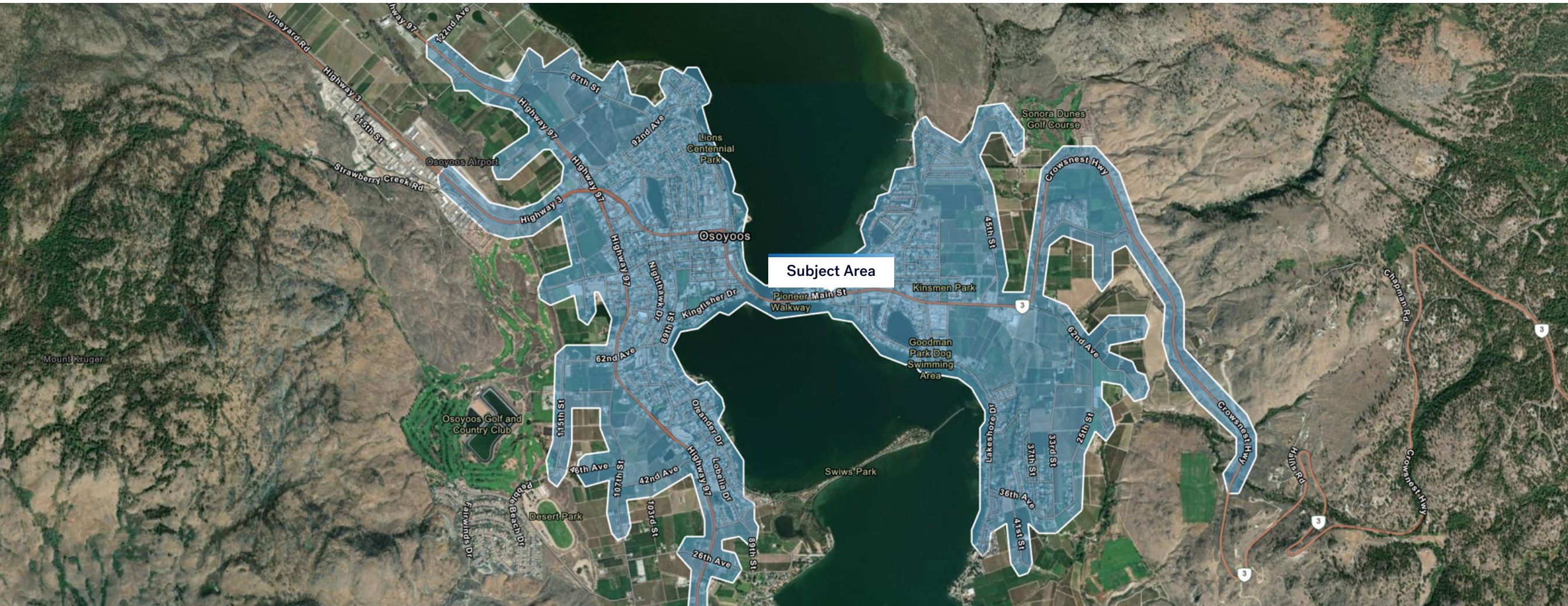
 RENT  
\$2,257

 HEALTH CARE  
\$487

 FOOD  
\$12,679

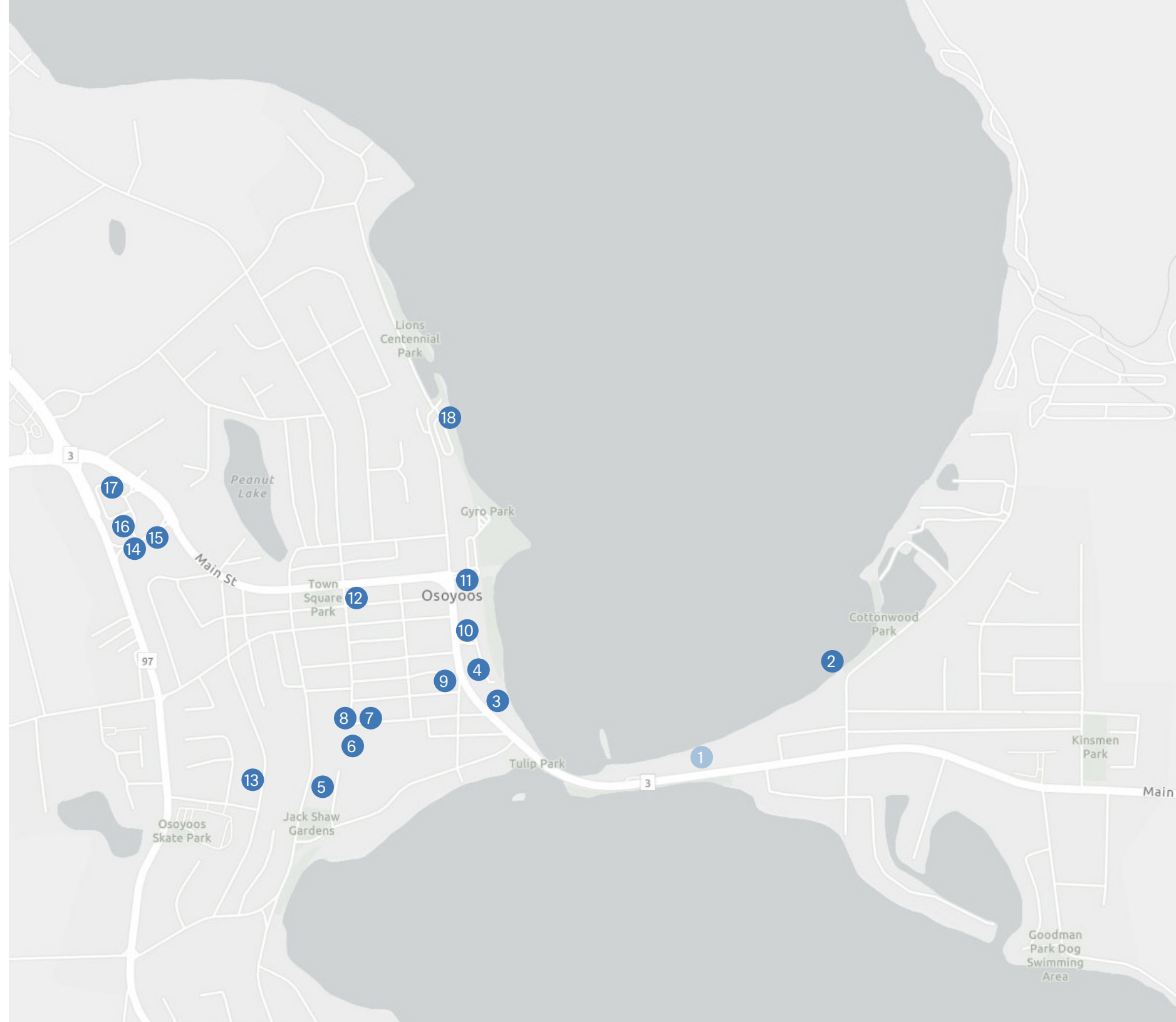
 CLOTHING  
\$2,221

INFORMATION C/O ESRI CANADA 2026



# Amenities

1. 7106 Main Street, Osoyoos BC
2. Cottonwood Beach
3. BC Liquor
4. Nesters Market
5. Jack Shaw Splash Park
6. Osoyoos Elementary School
7. Sonora Community Centre
8. Osoyoos Library
9. Subway Sandwiches
10. Roberto's Gelato
11. Boston Pizza
12. Tim Hortons
13. Sun Bowl Arena
14. A&W Canada
15. McDonald's
16. Save-On Foods
17. Dollarama
18. Osoyoos Sailing Club



# Photos



# Photos



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## CONTACT INFORMATION

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