

609 Highway 97

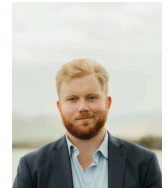
\$599,000.00

Area **OS - Osoyoos**
 Type **Mixed Use**
 Bus Type
 Zoning **C1**
 Title 1
 Bus Name
 Features
 Listed by **ROYAL LEPAGE DESERT OASIS RLTY**

MLS® **10380567**
 Taxes
 Fin. Sqft
 Lot Sqft **15,246**
 Lot Acres **0.35**

EXCELLENT INVESTMENT OPPORTUNITY in a high-exposure commercial zone, surrounded by orchards in a scenic setting just 5 minutes from downtown Osoyoos and steps from the U.S. border. Situated on a large 0.35-acre lot, this versatile property offers ample outdoor parking and a solid income stream with two existing leases in place generating \$3,800 per month. The building features THREE separate office spaces, each with its own electrical service—providing flexibility for future tenants or owner-users. One office space is currently vacant, offering additional income potential. Recent upgrades include a brand new roof, and the large basement is equipped with shelving, perfect for storage or operational needs. With proven rental income, room to grow, and a strategic location, this property is a smart, long-term investment in the South Okanagan. Call for details today - (250)408-8788.

LIAM BISSONNETTE
 250-408-5011
 liam@osoyoosrealty.org



REMAX
 Realty Solutions

RE/MAX REALTY SOLUTIONS
 8507 A Main St., Po Box 1099. Osoyoos, B.C.
 250-495-7441

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation Printed: May 4, 2026