



609 Highway 97		Status	Active
Major Area	South Okanagan	Possession	
Minor Area	OS - Osoyoos	Title Tier 1	
City	Osoyoos	Title Tier 2	
Type	Commercial Sale & Lease	Price	\$599,000.00
Sub Type	Mixed Use	Orig. Price	\$599,000.00
Style		Sale Price	
Taxes		Date Listed	Mar 27/26
MLS®	10380567	Date Sold	
Year Built		Status Chg.	Mar 27/26
Zoning	C1	DOM / CDOM	38 / 38
Postal Code	V0H 1V1		
Strata/Assoc	No / No		

SPACES (sqft)				BUILDING			
Office	Ground	Mezzanine	Other	Storeys	Total Units		
				Floor location	# of Buildings		
				Building Name	Builder Name		
				Roof	Asphalt/Fibreglass Shingles	Foundation	Concrete
				Ceiling Height		Building Area	2,516
				Construction	Frame - Wood		
				Building Feat			
				Pool			
				Security			
SERVICES							
				Heating	Electric	Cooling	Central Air
				Water	Municipal	Sewer	Public Sewer
				Utilities		Drainage	
				Electric		Property Access	
				Other Equip			

EXTERIOR			
Lot Sqft	15,246	Lot Acres	0.35
Secure Spaces		Garage Spaces	
Garage Dimensions			
Parking Features	Additional Parking, Open		
Exterior Features			
Waterfront			
Exterior Construction	Stucco		
Lot Features			

BUSINESS INFORMATION			
Business Name		Complex Name	
Business Type		Franchise	
Mandatory Open Hours		Base Rent	
Est Val Equipment		Lease Renewal Option	
	Usage By Occupant	Add. Rent	
	Est Val Inventory	Info Pckge Avail	

LEGAL/TITLE			
Indigenous Lands	No	Irrigation Water Rights	
Parcel Number	009-904-123	Additional Parcels YN	No
Additional Parcels Description		Srv Cert Avail	
Disclosures	None	# Of Titles	
Trade Descr		Fract Interest	No
Zoning Desc.		Improvements	
Legal Desc.	LOT 1 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 7911		
		Levies	
		Non Fin Encum	
		Contract Assig	
		Spcf Imprv Area	

LISTING			
Date Entered	Mar 24/26	Expiry Date	Sep 1/26
Recreational	No	Agricultural Rsv	
Owner Phone		Pur Cont Date	
Owner Name	BISSONNETTE INVESTMENTS LTD.	Ctc Opt Out	No
Occupant Type	Tenant	Occupant Phone	
Contingency	No	Occupant Name	
Listing Terms		Show Contact Ph	
Commission	3% on first 100K 1.5% of remainder. Less 25% if Buyer's agent not present at all showings	Salesperson Safety	
Inclusions		List. Conditions	Standard
Exclusions			
Showing Instr.			
Showing Req.	Call Listing Agent		
Private Remarks			

Listing Office/Salesperson Info.		Phone
Listing Office	ROYAL LEPAGE DESERT OASIS RLTY	250-495-2606
Listing Rep 1	NIK WAGENER	250-408-8788
Listing Office 2	RE/MAX REALTY SOLUTIONS	250-495-7441
Listing Rep 2	KELSI BISSONNETTE	250-689-2917
Listing Office 3	RE/MAX REALTY SOLUTIONS	250-495-7441
Listing Rep 3	LIAM BISSONNETTE	250-408-5011

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.

This listing information is provided to you by:
LIAM BISSONNETTE - Team Bissonnette - REALTOR® Salesperson
 ☎ 250-408-5011 ✉ liam@osoyoosrealty.org
RE/MAX REALTY SOLUTIONS
 ☎ 250-495-7441 📠 250-495-6723
 8507 A Main St., Po Box 1099 Osoyoos, B.C V0H 1V0

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. May 4, 2026.


