

# For Sale

## 48 Acres Overlooking Osoyoos Lake

13000 Highway 3  
Osoyoos, BC

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Asking Price: \$999,000

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# "AN OPPORTUNITY TO PURCHASE A 48 ACRE COMMERCIAL SITE IN OSOYOOS, BC"

## OPPORTUNITY

The subject property offers 48.25 pristine acres located at 13000 Highway 3, only minutes from Osoyoos. The property is in a prime location, with direct access from the highway with a private driveway. The site is naturally cleared with minor vegetation, and contains building sites that offer expansive views of Osoyoos Lake, Anarchist Mountain and the surrounding landscape. Despite its convenient proximity to town, the acreage maintains privacy and a rural appeal with various services available nearby. There are minor improvements on site, that include a storage unit, and a reservoir tank.

## SALIENT FACTS

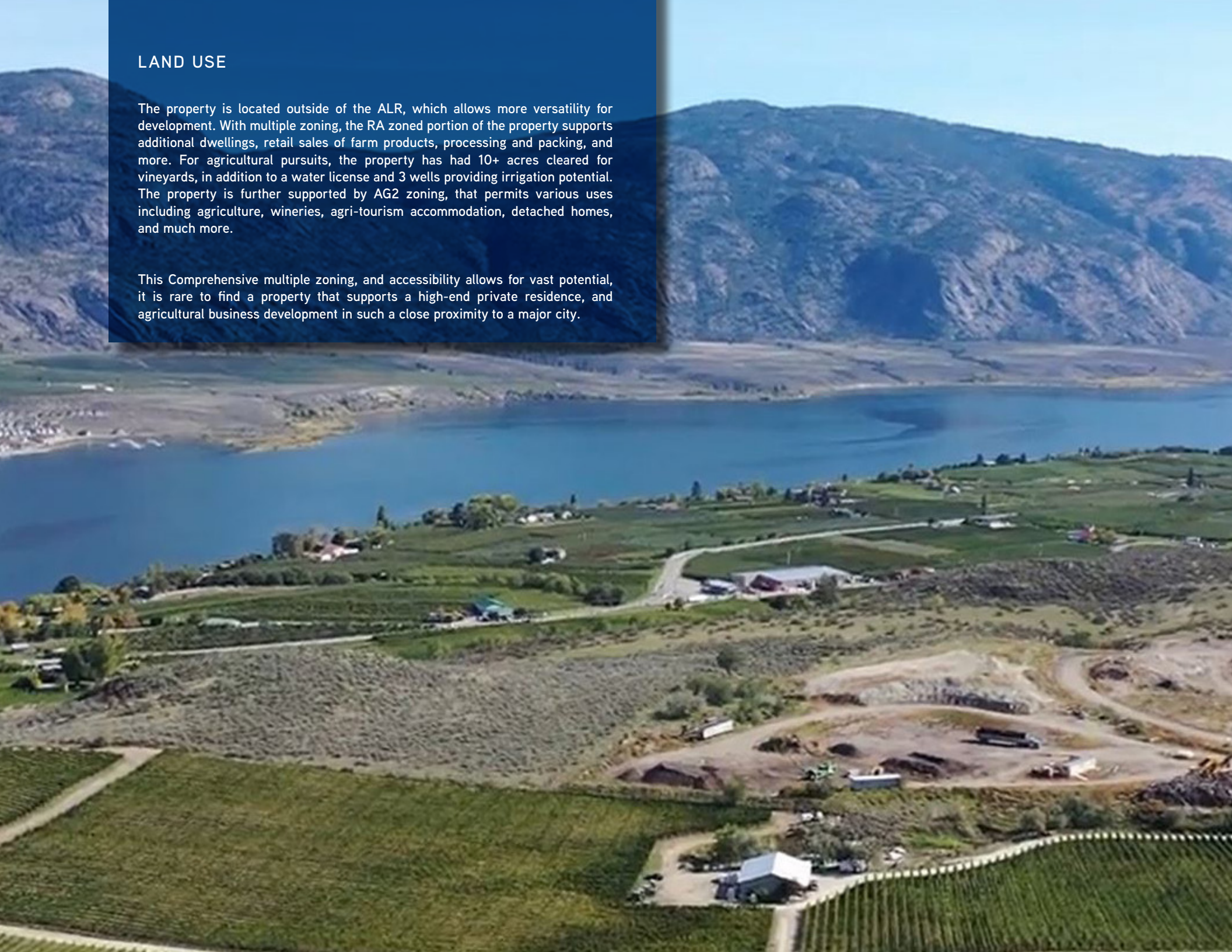
Civic Address	13000 Highway 3, Osoyoos	
Legal Address	Parcel Identifier: 015-458-482 Section 33, Township 49, Similkameen Div of Yale Land District, Portion S 1/2 OF NW 1/4, Except Plan 16156 H882 KAP66997	
Site Area	48.25 acres	
Location	The subject property is located in Osoyoos, BC with approximately 1,300 feet of frontage on Highway 3.	
Current Zoning	RA – Resource Area AG2 – Agricultural Two Zone	
Improvements	Private driveway, storage unit and a reservoir tank	
Assessed Value (2019)	Land	\$644,000
	Improvements	\$46,500
	Total	\$690,500



## LAND USE

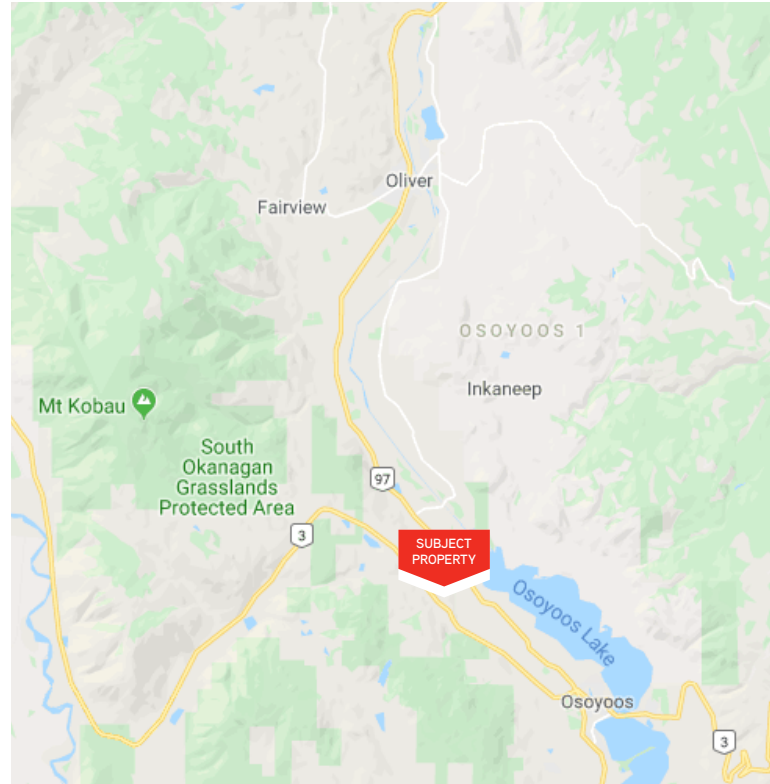
The property is located outside of the ALR, which allows more versatility for development. With multiple zoning, the RA zoned portion of the property supports additional dwellings, retail sales of farm products, processing and packing, and more. For agricultural pursuits, the property has had 10+ acres cleared for vineyards, in addition to a water license and 3 wells providing irrigation potential. The property is further supported by AG2 zoning, that permits various uses including agriculture, wineries, agri-tourism accommodation, detached homes, and much more.

This Comprehensive multiple zoning, and accessibility allows for vast potential, it is rare to find a property that supports a high-end private residence, and agricultural business development in such a close proximity to a major city.



# Offering Process

For offering process and more information please contact the listing broker.



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