



32 Empire St | Osoyoos, BC V0H 1V5

Unique Warehouse Space **For Lease**

Commercial/Residential units in the heart of Osoyoos
with flexible zoning allowing for endless opportunities.

Mike Muncner

Associate
+1 236 457 4447
mike.muncner@colliers.com

Colliers Canada

1499 St Paul Street, Unit 805
Kelowna, BC V1Y 0L9
collierscanada.com



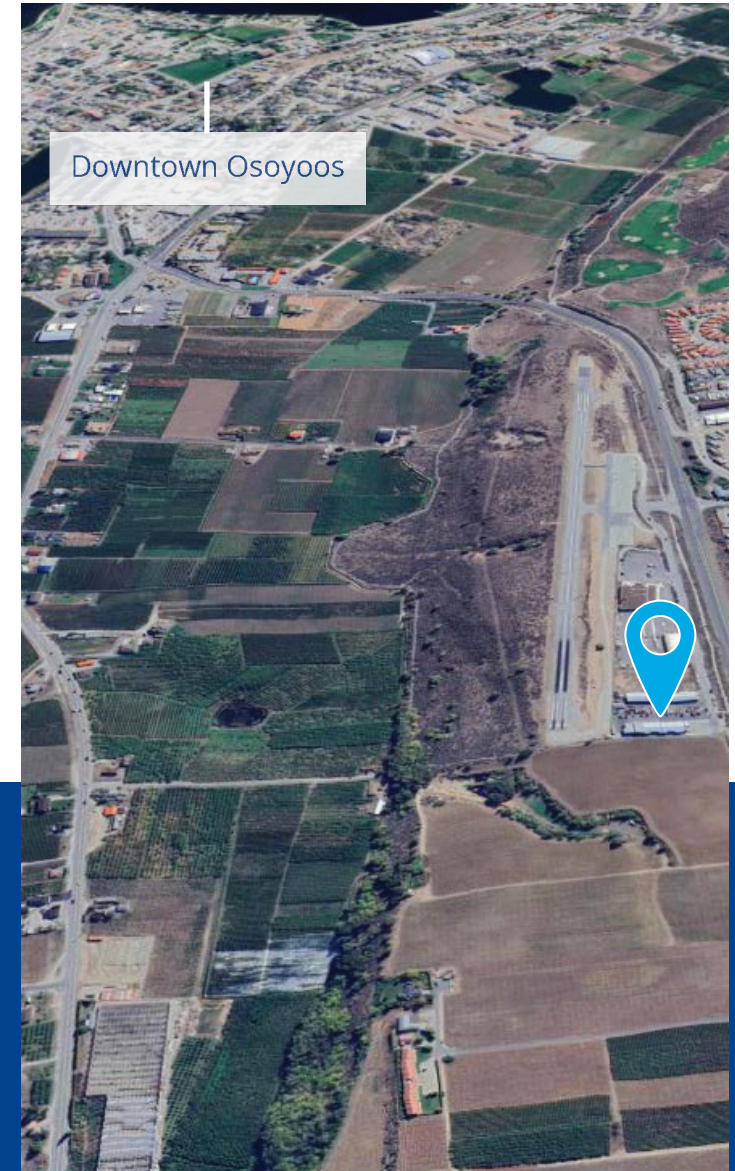
The Opportunity

Commercial/Residential Luxury Units

Located just off of Highway 3 in Osoyoos, British Columbia, Airway Flats offers a sophisticated and luxurious opportunity to create your ideal work and living space. Surrounded by scenic vineyards and a private airstrip, this property provides the perfect combination of style and practicality.

Starting from 1,900 SF to 2,825 SF, these units offer incredible flexibility with CD10 zoning, allowing for a wide range of uses. Take full advantage of the 20-foot ceilings and easy load-in/load-out with a grade-level garage door, designed to accommodate various needs with ease.

Whether you're seeking a dedicated workspace or a seamless blend of living and work environments, Airway Flats has everything you need.



Location at a glance



Highway 97
3 min
Highway 3
1min



Canada-US Border
10 min



Downtown Osoyoos
4 min

Unit 2

\$4,300/mo.

Asking Rent Rate

Features

- Open concept apartment with high end finishings and air conditioning
- Private access balcony with view of surrounding vineyards
- Warehouse includes 20" ceilings with single phase 200-amp power and forced air heat
- Garage door measuring 10'W x 14'H with grade loading, and 5-inch concrete slab flooring

Available Options

- Warehouse can be leased separately
- Rent to own or Vendor financing available
- Option to purchase available



Civic Address: 2-32 Empire Street, Osoyoos BC V0H 1V5

Legal Address: STRATA LOT 2, PLAN EPS7380, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 031-888-500

Unit Size: Warehouse: 1595 SF
Apartment: 825 SF
Total: 2420 SF

Zoning: CD10

Additional Rent: \$1050 PSF per month

Unit 5

\$5,000/mo.

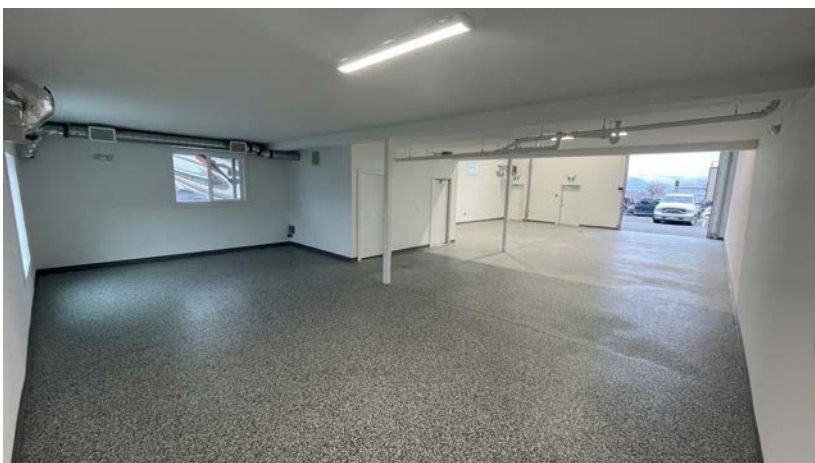
Asking Rent Rate

Features

- Open concept apartment with high end finishings and air conditioning
- Private access balcony with view of surrounding vineyards
- Warehouse includes 20" ceilings with single phase 200-amp power and forced air heat
- Garage door measuring 10'W x 14'H with grade loading, and 5-inch concrete slab flooring

Available Options

- Warehouse can be leased separately
- Rent to own or Vendor financing available
- Option to purchase available



Civic Address:	2-32 Empire St. Osoyoos BC V0H 1V5
Legal Address:	STRATA LOT 5, PLAN EPS7380, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID:	031-888-534
Unit Size:	Warehouse: 1900 SF Apartment: 925 SF Total: 2825 SF
Zoning:	CD10
Additional Rent:	\$1100 PSF per month

Unit 6

\$3,000/mo.

Asking Rent Rate

Features

- Warehouse includes 20" ceilings with single phase 200-amp power and forced air heat
- Garage door measuring 10'W x 14'H with grade loading, and 5-inch concrete slab flooring

Available Options

- Rent to own or Vendor financing available
- Option to purchase available



Civic Address: 6-32 Empire Street, Osoyoos BC V0H 1V5

Legal Address: STRATA LOT 6, PLAN EPS7380, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 031-888-542

Unit Size: 1900 SF warehouse (warehouse only)

Zoning: CD10

Additional Rent: \$700 PSF per month

Unit 7

\$5,500/mo.

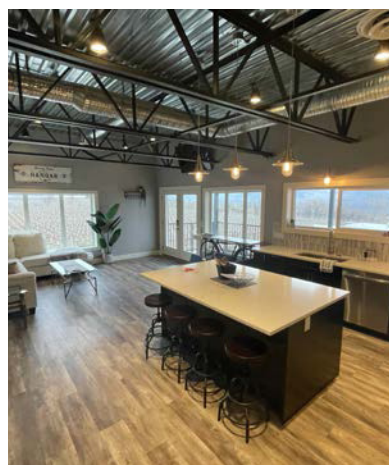
Asking Rent Rate

Features

- Corner unit - currently furnished
- Open concept apartment with high end finishings and air conditioning
- Private access balcony with view of surrounding vineyards
- Warehouse includes 20" ceilings with single phase 200-amp power and forced air heat
- Garage door measuring 10'W x 14'H with grade loading, and 5-inch concrete slab flooring

Available Options

- Warehouse can be leased separately
- Rent to own or Vendor financing available
- Option to purchase available



Civic Address: 7-32 Empire Street, Osoyoos BC V0H 1V5

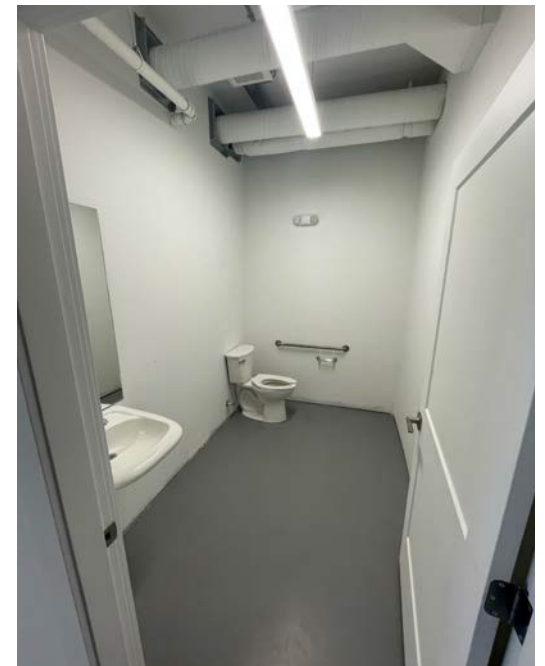
Legal Address: STRATA LOT 7, PLAN EPS7380, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 031-888-551

Unit Size: Warehouse: 1900 SF
Apartment: 925 SF
Total: 2825 SF

Zoning: CD10

Additional Rent: \$110 PSF per month





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