

**AVISON
YOUNG**

FOR SALE

Osoyoos Manor

7807 Gravenstein Drive, Osoyoos, BC

Rare opportunity to acquire a well-maintained and upgraded 15-unit rental apartment building in Osoyoos, BC



**Subject
Property**

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OSOYOOS MANOR

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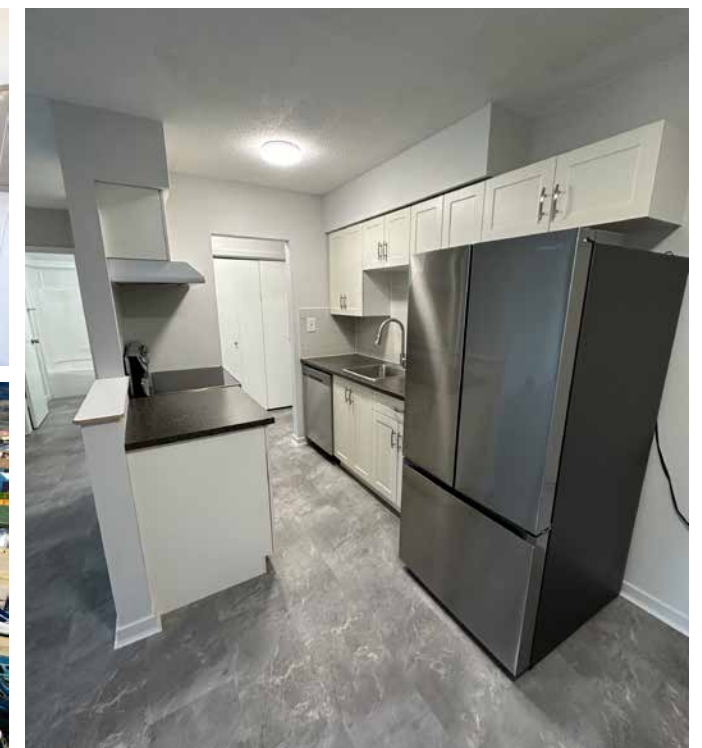
Why buy a rental apartment building in Osoyoos, BC?

-  True supply constraints | very limited rental stock and minimal new development
-  Robust demand generated from service workers, retail trade, health care, tourism & accommodation, seniors/downsizers, seasonal and permanent residents and more!
-  Mark-to-market upside presents an opportunity to grow cash flow and add value on the remaining unrenovated 7 units
-  Lifestyle market with long-term tailwinds | warmest climate in Canada, strong tourism economy and retirement & lifestyle migration resulting in steady population growth
-  High barriers to entry for competitors as zoning can be restrictive, land assembly is limited and construction costs are high relative to achievable rents



Rental unit summary

Unit type	Unit Count	Avg. Current Rent	CMHC Rent	Avg. Mkt Rent
1-bed	9	\$1,099	\$1,182	\$1,333
2-bed	6	\$1,113	\$1,473	\$1,550
Total	15	\$1,105	\$1,298	\$1,420



PROPERTY SUMMARY

PID(S)
009-174-354; 009-174-362

LEGAL DESCRIPTION
Lot 11 & 12 District Lot 24505 Similkameen
Division Yale District Plan 13734

YEAR BUILT
1965

LOT SIZE
19,406 sf

BUILDING SIZE
~13,745 sf

ZONING
RM1 – Medium Density Residential

OCP DESIGNATION
Medium Density Residential (MR)

PARKING
Surface parking lot

OWNERSHIP STRUCTURE
Asset sale – PTT applies

FINANCING
Treat as clear title

STABILIZED NET OPERATING INCOME
\$129,452 (4.54% cap rate)

MARKET STABILIZED NET OPERATING INCOME
\$178,272 (6.26% cap rate)

PRICING GUIDANCE
\$2,850,000 (\$190,000 per door)

Opportunity

Avison Young is pleased to present for sale Osoyoos Manor, a rare opportunity to acquire one of very few rental apartment properties in a highly desirable and supply-constrained market.

The Property has benefited from over \$300,000 in recent capital improvements, including upgrades to plumbing and irrigation systems, new air conditioning units, electrical enhancements, refreshed common areas with new carpeting and paint, and renovations to eight suites. These improvements position the asset as a well-maintained, stabilized offering with limited near-term capital requirements.

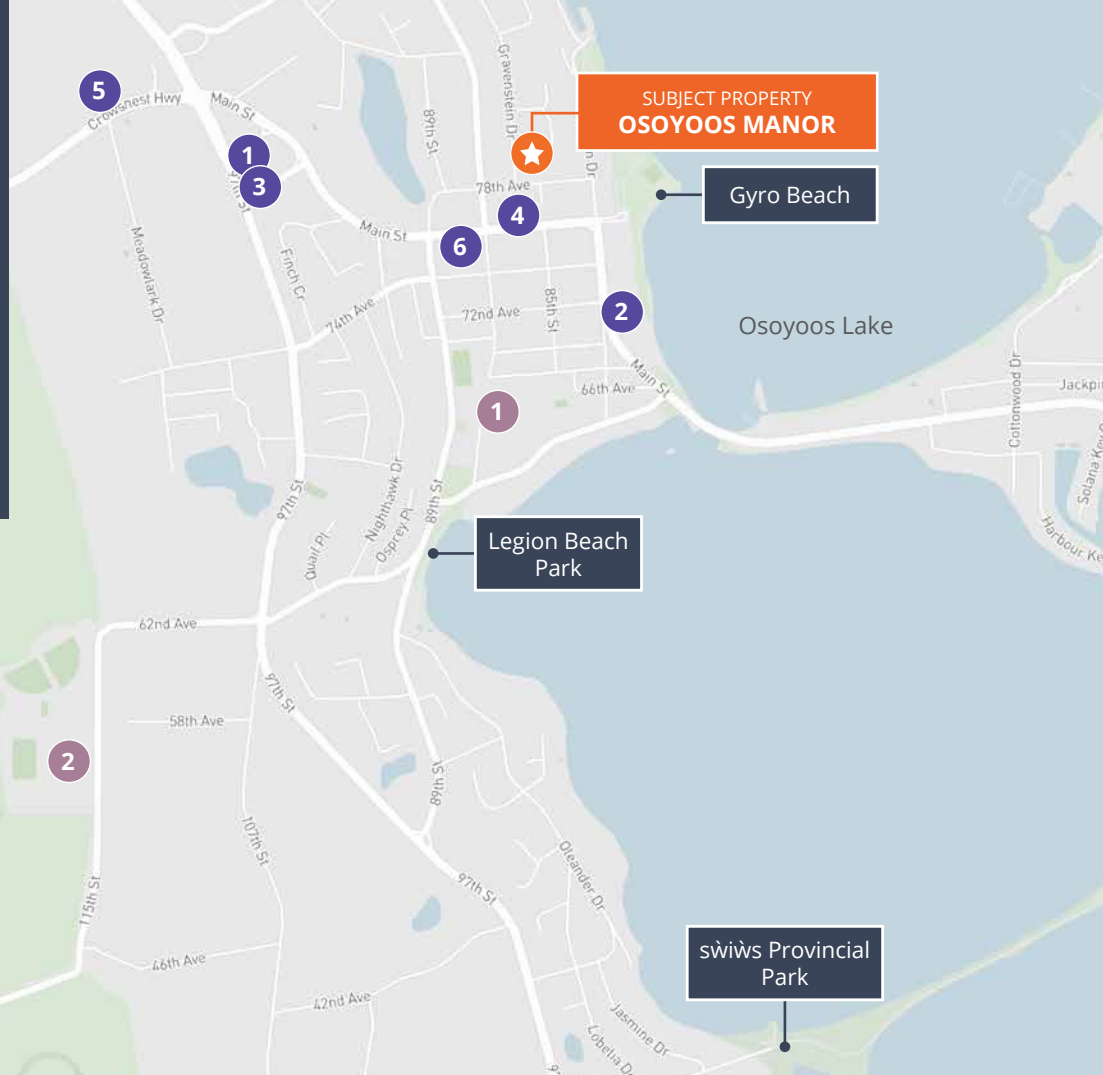
Osoyoos Manor is currently generating strong in-place income, with average rents approximately 28% below prevailing market levels. This significant mark-to-market opportunity provides investors with a clear path to revenue growth and enhanced cash flow through strategic lease turnover and operational optimization.

This offering represents a compelling opportunity to acquire a quality, upgraded rental asset in a market where apartment investment opportunities are exceedingly scarce.

Key investment highlights

-  Value-add accessible through renovating the remaining 7 units
-  Rental revenue is 28% below market offering significant rental upside
-  ~2 blocks from Osoyoos lake
-  Capital upgrades completed in excess of \$300,000
-  Easy access to Highway 3 and 97
-  Wood-frame building with a concrete foundation and tar & gravel roof
-  Revenue generating laundry room with 2 washers and 2 dryers (\$2.75 per load)
-  11 units on the 2nd and 3rd floor feature 4' x 10' balconies with metal railings via sliding doors

Situated in the heart of downtown Osoyoos, the Property benefits from immediate access to the community's primary retail corridor, grocery stores, services, and waterfront amenities. Residents enjoy walkable access to Osoyoos Lake, parks, and schools, reinforcing the Property's appeal as a centrally located rental asset within one of the Okanagan's most desirable lifestyle markets.



SHOPPING AND DAILY NEEDS

1. Save-On-Foods
2. Nesters Market
3. Buy-Low Foods
4. FIELDS Osoyoos
5. Osoyoos Fruit Basket
6. Osoyoos Farmers Market

SCHOOLS & EDUCATION

1. Osoyoos Elementary School
2. Osoyoos Secondary School

RESTAURANTS, SERVICES & CONVENIENCES

- Main Street commercial corridor (cafés, restaurants, retail, banking)
- Pharmacies, medical clinics, and professional services nearby
- Walking proximity to Osoyoos town centre amenities

RECREATION & TOURISM DRIVERS

- Multiple wineries and vineyards throughout the South Okanagan
- Golf courses and resort amenities nearby
- Strong seasonal tourism supported by lakefront and climate

Contact for more information

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