

**1032/1040 Main Street**  
Okanagan Falls, BC V0H 1R4



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**MLS# 10335905**



**\$899,000**

Consider this unique commercial and residential building with adjoining vacant lot for your investment or business ventures. Located in the heart of Okanagan Falls on the main traffic route, this space will be easy to find and lends itself to many possibilities for commercial, retail or professional use. The ground level has 1595 sq ft and adjoins to an 830 sq ft two car oversized garage. On this level there are two entrances and two washrooms, allowing the potential to create a public entrance and a private entrance with the ability to lock off the back-office area for staff use only. Residential quarters upstairs makes for a quick commute or a great rental income. The top floor contains living quarters with 1623 sq ft, a separate entrance, 3 bedrooms, 2 full bathrooms, large kitchen and living area. With two decks off the upper level, you can watch all the activity on Main Street or take in the beautiful west facing mountain views from the huge back deck. Added value is the vacant lot to the north side of the building is included in this package. Lot is fenced and versatile. Appointments required to view. See Duplicate List MLS Single Family Refrigerator, stove, washer, dryer, 3 portable/window air conditing units. Seller's business inventory. Life Stage Employment Type Average Household Income Average Number of Children



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