



10003 6 Highway Vernon British Columbia

\$2,250,000

Amazing potential for income production and growth! Perfect for a fruit producer that needs a cold storage facility and a great high exposure easily accessible highway 6 location. This farm is located on 8.24 acres of gently sloped, to flat, ALR land just past Hillview Golf course at the eastern boundary of the City of Vernon. The current lease with PRT Nurseries has just expired and the commercial facility will be vacant at the end of March 2026. The residential home is tenant occupied and rents for \$2,000 per month. Residential Tenancy Act. The Commercial Buildings for the Nursery Business, include an office, a cold storage facility, and other storage buildings. PRT (Pacific Regeneration Technologies Inc.) a forest seedling nursery, had leased the land and buildings since 2005 and has now terminated their lease. This is the perfect opportunity for another entrepreneurial agricultural business to flourish in this location. The Commercial buildings alone are valued at over 1 million dollars. 40x100, 40x64, 24x32 commercial buildings, a nicely maintained 1960's rancher home with basement, detached garage, and swimming pool on 8.24 acres of fertile Coldstream Valley bottom farmland. Don't miss out on this great opportunity - This property also has farm status (hence low BC Assessment & taxes) agricultural farm water allocation, and a south west facing aspect, making it perfect for very fertile growth. (id:6769)

Bedroom 14'2" x 10'3"

Bedroom 12' x 13'10"

Laundry room 11'1" x 18'5"

Bedroom 18'6" x 14'6"

Other 28' x 22'

Workshop 64' x 40'

Mud room 5'11" x 9'4"

Bedroom 12'1" x 13'11"

2pc Ensuite bath 7' x 2'9"

4pc Bathroom 9'2" x 9'6"

Primary Bedroom 12'6" x 11'8"

Kitchen 14'8" x 12'6"

Living room 24'10" x 15'3"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<https://www.besso.ca/>



Royal

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