



## 2864 ARAWANA Road Naramata British Columbia

\$4,998,000

Unique opportunity to buy a home, investment property, business & vineyard all in one! This stunning 10 acre property is perched along the renowned Naramata Bench with breathtaking lake views, 3 acres of mature vineyards, 2 detached homes, 5 agri-tourism vacation rental suites, plus a large space for a variety of commercial purposes with room to expand in the future. The remodelled 2 bed rancher is perfect for an owner operator or staff accommodation. It features panoramic views, large outdoor patio, full-height unfinished basement and mature gardens & vineyard. The stylish and modern 1 bed guest cottage currently operates as a licensed AirBnB generating ~\$80k/year with nothing but 5 star reviews. The 6500sqft outbuilding and agri-tourism suites are about 80% complete - they can be finished prior to closing or customized by new owners to suit personal style and use case. The remaining ~3500sqft commercial space currently contains a finished office, staff kitchenette, gown-up area with 2 bathrooms, shower & hamper room, shipping/receiving, processing room, and storage rooms. This space would suit a variety of purposes including indoor vertical grow production and workshops (all to GMP specifications), commercial kitchen for workshops & events, wellness or yoga studio, spa, etc. There is also potential to add a 6000+ sf rooftop patio which would be a dream location for an event venue, gazebo, sauna, and outdoor bar. Zoning allows for 15 events per year with 10 weddings permitted annually (buyer to verify) for additional revenue. List price is based on the agri-tourism units being completed but the commercial space being left as a blank slate. Recently appraised over \$5m with a replacement value of the outbuilding alone, estimated to be over \$2m. Long time owner forced to sell due to health considerations. This highly versatile property has immense revenue potential a...

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