



## 3844 Senger Road Kelowna British Columbia

\$5,575,000

Investor Alert! Approximately 47 acres of prime agricultural land in South East Kelowna, comprising two contiguous rural residential properties within the ALR. This includes a leased 18-acre cherry orchard and the Peace Valley Mobile Home Park. Located atop Bemrose and Senger Roads, the property offers sweeping views of Gallagher's Canyon, Black Mountain, and Mission Creek. The two parcels can function as one unit or be bifurcated with a lot line adjustment. The orchard, which is maturing toward full production, is leased until 2031. Buyers who take over the existing lease will receive an approximate \$200,000 rebate off the sale price. Additionally, the Peace Valley Mobile Home Park has 35 rental pads, with potential monthly income of over \$20,000 once pad rents are adjusted to current market rates of \$575-\$600 per month. The Senger Road parcel also features a renovated two-bedroom home with a workshop, offering a market rental potential of \$2,000 per month. Current owner resides in a self-contained unit at 3842 Bemrose Road. This property offers an excellent blend of agricultural potential and steady rental income, making it an ideal business or "gentleman farmer" lifestyle opportunity. The land is suitable for a productive orchard or vineyard, with a detached home perfect for an owner/operator. Located in sought-after South East Kelowna, it combines a peaceful setting with proximity to amenities. Inquire today--this unique and fantastic investment won't last long! (id:6769)

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