



# 6800 Learmouth Road Coldstream British Columbia

\$1,599,000

Income-Generating Property on Over 19 Acres with Prime Revenue Opportunities This incredible property sits on over 19 acres and offers a unique combination of residential, agricultural, and income-generating assets with numerous potential streams of income. Primary Home: 5-bedroom primary residence with ample living space and a separate suite which was previously rented for \$2,200 per month. Horse Stables: Five horse stables on-site, with one previously rented for \$14,400 per year (3 horses \$400 per horse), with 4 additional stables that can be rented out. Aero-Farming Operation: State-of-the-art aeroponic system, consisting of 40 towers providing fresh produce and the potential for a lucrative agribusiness. The property also features 1,500 square meters of cleared land with organic soil, perfect for cultivating ground crops. Additional Pasture Land: The property includes multiple acres of prime, cleared pasture land. Whether for hay production, ground crops, or further expansion of agricultural activities, this land provides versatile options. Established Business: Seasonal camping and glamping/ event operation. This unique feature brings substantial revenue annually from tenting and agritourism activities. This property is fully self-sustainable, offering independence and the ability to expand operations as desired. (id:6769)

3pc Bathroom 5'6" x 4'1"

Bedroom 10'0" x 10'0"

Bedroom 11'5" x 9'9"

Office 11'9" x 8'6"

Laundry room 11'7" x 6'7"

Living room 11'5" x 11'10"

Kitchen 14'6" x 11'10"

Bedroom 12'5" x 10'0"

3pc Ensuite bath 12'8" x 6'0"

Great room 23'6" x 13'6"

Kitchen 11'8" x 12'1"

Primary Bedroom 15'5" x 12'8"

Dining room 12'4" x 12'0"

Bedroom 12'1" x 10'0"

Full bathroom 7'0" x 7'0"

Office 9'11" x 8'7"

Other 13'4" x 24'10"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://www.kailaklassen.com/>



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