

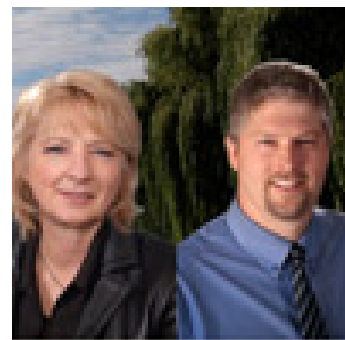


# 3181 11 Avenue Salmon Arm British Columbia

\$2,600,000

Great opportunity to take over and expand on a well established wholesale/retail Agri business. Owners retiring after 3 generations in tree fruits. 2 Titles with a total of 31.80 acres within the city limits of Salmon Arm. Buildings include 2 very well kept homes, small employee cottage, retail building, greenhouses, public washroom facility and machinery shed. Approximately 15 acres planted to several varieties of apples with the balance of land in pasture. Located on a frontage road close to a major TCH intersection the property is an ideal site for agricultural retail with neighbours including McDonalds, Tim Hortons, PetroCan, and a neighbourhood Pub. In the Agricultural Land Reserve (ALR) there is an opportunity to expand into vineyard/wine production, cidery, market garden or many other agricultural ventures, bring your ideas. Property is serviced with municipal water and sewer and has good Sun exposure with fantastic views in all directions. Call Pat for further information (250) 308-0938 (id:6769)

- |                |               |
|----------------|---------------|
| Laundry room   | 2pc Bathroom  |
| 2pc Bathroom   | Laundry room  |
| Family room    | Other         |
| Den            | Kitchen       |
| Other          | Dining room   |
| Other          | Living room   |
| Other          | Other         |
| Other          | Full bathroom |
| Master bedroom | Bedroom       |
| Ensuite        |               |



**Patrick Duggan**  
 Royal LePage Downtown Realty  
 Phone: (250) 308-0938  
 False



Royal

**LePage Vernon**  
 4007-32nd Street, Vernon, BC,  
 Phone: 250.309.9111 or  
 250.308.9664  
 Dan@vernononthemove.com