



# 15799 Sawmill Road Lake Country British Columbia

\$45,000,000

475.677 acres across four titles, located in the District of Lake Country boundaries. Parcel "1" is the crown jewel of the offering, offering 136.35 acres of land on the world-renowned Kalamalka Lake, with +/-3,150 feet of lakeshore frontage; Approximately 2.1 acres of this parcel are in the ALR. This parcel is being used as an active and well-known gravel pit operation/extraction, Pier Mac Sand and Gravel. This parcel also offers a large shop. Immediately to the east of this parcel is parcel "2", comprising 160 acres, completely outside of the ALR. To the South of this parcel is parcel "3", comprising of 149.98 acres also outside of the ALR. Parcel "4" is 29.33 acres in the ALR, and offers the sales component of the gravel/sand operations. This parcel offers another shop area and a scale shack + equipment. The majority of the lands have an Official Community Plan (OCP) Future Land Use designation of "Rural", applicable to parcels 1, 2, and 3. Parcel 4 has a future land use of Urban Residential and Agricultural. Asking price includes equipment/machinery, cell tower agreement, all materials + reserves, and property (at time of listing; subject to future adjustments at time of sale). District of Lake Country is reviewing its OCP and are open to development ideas. Inquire for details. (id:6769)

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