



11938 Oceola Road Lake Country British Columbia

Lake Country South West

\$2,998,000



This 8.91-acre farm is more than just land, it's a flourishing business in a high-profile location at the intersection of Oceola & Bartell Roads. Extensive frontage and easy access off Oceola Road, a high-traffic route offering excellent visibility for the market. The home benefits from a more private access off Bartell Road. This property enjoys a steady flow of traffic, making it ideal for agricultural entrepreneurs. The well-established farm market features a spacious commercial cooler, ample storage, dedicated parking, and an inviting retail space. The market building was constructed to accommodate a second story if desired. Approx 5.5 acres are cultivated: 3.5 acres cherries, 1.5 acres peaches, and 1 acre diverse market offerings. An additional acre is planted with young cherry trees, while the remaining land provides space for expansion or storage. Benefit from agricultural tax advantages and low water rates. The comfortable home offers views of Wood Lake. The main level features 10' ceilings, a welcoming foyer, a spacious master suite with an ensuite, 2 additional bedrooms & bathrooms, an office/laundry room, a well-appointed kitchen and family room and a separate living room. An independent upper-level in-law suite includes two bedrooms, vaulted ceilings, and separate driveway and parking area. Connected to city sewer. Seller has received preliminary approval to crea...



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