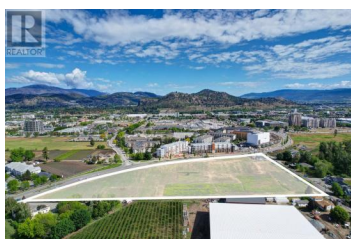




## 2180 Mayer Road Kelowna British Columbia

Springfield/Spall

**\$3,900,000**



Opportunity to purchase 10.28 acres of flat, useable agricultural land suited to a variety of agricultural pursuits. Incredible central location on the corner of busy Benvoulin Rd and Mayer Rd, offering a high profile property with 1,270 feet of frontage along Benvoulin Road. Historically used to grow a variety of vegetables and hay, this fertile land provides many options for a great long-term investment. Nearby orchards and nurseries are plentiful and successful, including an active apple orchard and farming enterprise next door. The property is next to multi-family residential and many retailers with good proximity to Hwy 97. This property is zoned A1 and is within the Agriculture Land Reserve (ALR). The A1 zoning provides for many possible uses such as agriculture, greenhouses, plant and tree nurseries, animal clinics, kennels, stables, cannabis cultivation, home based businesses, farm retail sales, alcohol production facilities, and more. The existing 1-storey with full basement home is currently tenanted until August 31, 2027 (Tenancy Agreement is for the home only, not the land). Conveniently located in the center of Kelowna, just a short walking distance to Orchard Park Shopping Centre, Mission Creek Greenway and the Power Shopping District. The property is within 10 minutes to the Landmark District, Walmart Super Centre, Costco, multiple restaurants, and do...



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