



INVESTOR ALERT !! Approximately 46.91 acres consisting of two contiguous improved rural residential properties, inclusive of a leased cherry orchard (approximately 18 acres) and the Peace Valley Mobile Home Park all with in the ALR. The upper portion sits atop Bemrose and Senger road in prestigious South East Kelowna with sweeping vistas of Gallagher's Canyon, Black Mountain, and a meandering Mission Creek. The two parcels function as one unit with the future potential to bifurcate with a lot line adjustment. The cherry orchard is leased and the potential income from the cherry orchard as a growing concern has not been factored into the market evaluation. There is tremendous potential as the orchard is beginning to mature closer to full production. The current lease expires in 2031. Buyers wishing to take over the existing lease will receive an approximate \$200,000 rebate off the sale price. There are 35 rental pads that make up the Peace Valley Mobile Home Park, and on the Senger road portion there is a renovated two-bedroom home with a separate workshop that has a market rental potential of \$2,000 per month. Pad rentals information is available upon request. NOTE, future purchasers will be allowed to increase the PAD rent to better reflect the current market rent of approximately \$575-to-\$600 per month equating to over \$20,000 per month of guaranteed income of over \$20,000...



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