



## 3922 Hullcar Road Armstrong British Columbia

Armstrong/ Spall.

# \$5,250,000



125 ACRE Farm in Armstrong BC with Irrigation, a newer home with a view and a 12,960sf agricultural facility with significant monthly lease income to the owner. Just minutes to Enderby and Armstrong, in the heart of the North Okanagan. Currently there is 60 acres of productive irrigated farm land. A 4 acre site with an Ag facility and the remaining 65 acres are gently rolling treed hillside that were previously excellent pasture. The current shop home has a modern open layout with 3 bedrooms, 1 bathroom and high ceilings with tons of space. There is also a cleared and serviced home site sitting with a great view of the property and the valley beyond. The home site area has a separate driveway from the Ag facility giving privacy. Green Lion Farms Operates as a successful vertical container farming facility in an almost new 12,960sf concrete tilt up building on the property. This fully automated container and expandable farm produces micro greens, lettuces and leafy vegetables with existing contracts. This business currently generates a significant monthly income for the landowner. This can be extended into a long term lease if the purchaser desires or there could be flexibility for a purchaser who is looking to use the facility. Take advantage of an opportunity to acquire 125 acres of prime land with an irrigation licence a newer home and an existing significant income source...



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