



## 4600 Tranquille Road Kamloops British Columbia

Brocklehurst

# \$14,950,000



Historical 5-title, 476-acre ranch-farm-townsite, +3,000 metres of Kamloops Lake waterfront, 5 minutes from Kamloops Airport, 15 minutes from downtown, all within city limits. Ideal for a private legacy estate, subdivision into large acreage parcels, or phased disposition of individual blocks. The Kamloops official Community Plan (2012) master plan envisions a rare combination of 1,500-2,000 residential units, a walkable Village Centre to include neighbourhood commercial, retail, services, and community gathering spaces supporting residents. Integration of active, working, agricultural/farmland within the community would create opportunities for farm-to-table experiences, agritourism, and seasonal events, just minutes from Downtown Kamloops. Block F is a 299-acre productive farm currently leased for cattle grazing. Block E at 30.72 acres and Block D at 16.46 acres feature the picturesque Tranquille River. Block C at 47.42 acres and Block B at 82.36 acres (contains the former Tranquille Village site) are designated for future residential and commercial development. Occupied Residential home to be removed. Barns and Shops - approximately 40,000 SF of useable space, including Dairy Barn 8,000 SF with Full Loft. (id:6769)



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