



## 6800 Learmouth Road Coldstream British Columbia

Lavington

**\$1,850,000**



Income-Generating Property on Over 19 Acres with Prime Revenue Opportunities This incredible property sits on over 19 acres and offers a unique combination of residential, agricultural, and income-generating assets with numerous potential streams of income. Primary Home: 5-bedroom primary residence with ample living space and a separate suite which was previously rented for \$2,200 per month. Horse Stables: Five horse stables on-site, with one currently rented for \$14,400 per year (3 horses \$400 per horse), with 4 additional stables that can be rented out. Aero-Farming Operation: State-of-the-art aeroponic system, consisting of 40 towers providing fresh produce and the potential for a lucrative agribusiness. The property also features 1,500 square meters of cleared land with organic soil, perfect for cultivating ground crops. Additional Pasture Land: The property includes multiple acres of prime, cleared pasture land. Whether for hay production, ground crops, or further expansion of agricultural activities, this land provides versatile options. Established Business: Seasonal camping and glamping/ event operation. This unique feature brings in over \$100,000 in revenue annually from tenting and agritourism activities. The property is also zoned to host up to 10 events per year This property is fully self-sustainable, offering independence and the ability to expand operations a...



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