



## LOT 1 ELLIOT FOREST SERVICE Road Lemon Creek British Columbia

Passmore/Winlaw/Slocan

**\$2,890,000**



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

Unparalleled Investment Opportunity: 146-Acre Mineral-Rich Property in West Kootenay's - Licensed Gravel Pit This property offers a unique combination of mineral rights, logging rights, and potential for future subdivision. This is an active pit with a Mines Act Permit (Approval # 15-1630530-0210) and has a 2024 Technical Information Report available from Sitkum Consulting LTD. Estimated Value of Aggregate Reserves 1. Class 1 & 2 Paving/Surfacing Aggregates 2. 25 mm, 50 mm, and 75 mm Well Graded Base (WGB) 3. Selected Granular Subbase Aggregates (SGSB) 4. Graded Aggregate Seal (GAS, aka Sealcoat Aggregates) The report estimates the potential value of aggregate reserves to be approximately \$13,500,000, with additional volumes possible, potentially increasing the total! Property Highlights \* 146 acres of mineral-rich land \* Exclusive gravel mining and distribution rights \* Transferable mining license \* Supporting infrastructure for a mobile cement batch plant \* Logging rights for timber on the property \* Potential for future subdivision and development potential High demand for gravel, cement in Nelson, Slocan, and logging surrounding areas Supporting infrastructure for mobile cement batch plants Meeting the high demand for gravel and cement in the region Don't Miss This Rare Opportunity If you're looking for a secure and lucrative investment, this 146-acre mineral-rich proper...

**Stu Morgan**

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