



10003 6 Highway Coldstream British Columbia

\$2,250,000

Amazing potential for income production and growth! Perfect for a fruit producer that needs a cold storage facility and a great high exposure easily accessible highway 6 location. This farm is located on 8.24 acres of gently sloped, to flat, ALR land just past Hillview Golf course at the eastern boundary of the City of Vernon. The residential home is tenant occupied and rents for \$2,000 /mo. PRT, a forest seedling nursery, had leased the land & buildings since 2005 Lease terminates July 2026. This is the perfect opportunity for another agricultural business to flourish in this location. The Commercial buildings alone are valued at over \$1 mill. dollars. They include; a Cold Storage 40x100 with 60' freezer and 40' thaw room 16' working height throughout with steel racking in freezer for pallet storage. Roof is asphalt gravel on 4" foam insulation, walls are R20 batt plus 2" foam, floor is 4" slab on 2" foam. Loading dock. Two roof top freezer units. A 40' x 64' Shop, 400 Amp, Natural gas heat, Walls R20, Ceiling R40, Concrete slab floor, Irrigation system, Wiring controls. A 24' x 32' Staff building, with 2 toilets, an Office, Walls R20 Ceiling R40, and base board heat in the staff building. The Cold storage built in 2000 with 35 year roof The Shop was built in 1995 with 50 year steel roofing. The Staff building in 1993 with asphalt shingle roof that needs replacement soon. The 8.24 acre property located at 10003 Hwy 6 has 3.81 ha (9.414 acres) of water allocation (id:6769)

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|----------------------------|-------------------------------|
| Bedroom 14'2" x 10'3" | Bedroom 12'1" x 13'11" |
| Bedroom 12' x 13'10" | 2pc Ensuite bath 7' x 2'9" |
| Laundry room 11'1" x 18'5" | 4pc Bathroom 9'2" x 9'6" |
| Bedroom 18'6" x 14'6" | Primary Bedroom 12'6" x 11'8" |
| Other 28' x 22' | Kitchen 14'8" x 12'6" |
| Workshop 64' x 40' | Living room 24'10" x 15'3" |
| Mud room 5'11" x 9'4" | |

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