



2180 Mayer Road Kelowna British Columbia

\$3,900,000

Exceptional opportunity to own 10.28 acres of flat, highly useable agricultural land in an unmatched central location. Situated at the high-visibility corner of busy Benvoulin Road and Mayer Road, this expansive property features approximately 1,270 feet of road frontage, offering exceptional exposure for a range of agricultural or agri-business ventures. This property is zoned A1 and is within the Agriculture Land Reserve (ALR), providing for many possible uses such as agriculture, greenhouses, nurseries, animal clinics, kennels, stables, cannabis cultivation, home based businesses, farm retail sales, alcohol production facilities, and more. This fertile parcel has a rich farming history, previously used for vegetable and hay production. Surrounded by urban amenities, multi-family residential, thriving farms, and an active apple orchard and farming enterprise next door, the land is ideally suited for continued agriculture or as a strategic long-term investment. The existing well-kept 1-storey, full basement home is currently tenanted until August 31, 2027 (home only, not the land). Conveniently located in the center of Kelowna, just a short walking distance to Orchard Park Shopping Centre, Mission Creek Greenway and the power shopping district. The property has close proximity to Hwy 97 and is within 10 minutes to the Landmark District, Walmart Super Centre, Costco, many restaurants, and downtown Kelowna, and just 15 minutes to YLW International Airport and UBCO. (id:6769)

Listing Presented By:



Originally Listed by:
Unison HM Commercial Realty

<http://www.hmcommercial.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.