



2651 Camp Road Lake Country British Columbia

\$3,150,000

This 10.2-acre orchard offers a rare combination of established agricultural income, multiple residences, and significant untapped upside potential. The property is planted with a premium, high-value cherry mix -- Staccato, Sweetheart, Sentenniel, and Crystalina -- with trees now entering their prime at 6 years old. This season the orchard produced approximately \$200,000 in net sales, with production trending upward as the trees mature toward full yield. The property includes two homes and a cabin. The two main homes are currently vacant, and the seller is undertaking a complete renovation of both, giving opportunity for a buyer to select their own finishings. Once renovated, each home is projected to generate approximately \$3,000/month and \$2,000/month in rental income, with the cabin being rented for \$500/month, for a combined potential of \$5,500/month. The property previously has had an operating fruit stand, that benefitted from the direct frontage on a high-traffic road and being on the wine touring corridor, capturing significant seasonal retail revenue from residents and tourists already passing through the area. A garage with a cold storage fridge rounds completes the property, supporting orchard operations and harvest logistics from day one. Crystalina cherries provide some of the earliest cherries in the valley, and Sentenniel cherries some of the latest, giving a longer season for operating a fruit stand. The elevated upper portion of the property has potential for a buyer to build a large custom estate home, taking advantage of sweeping valley views. The property is roughly 10-12 minutes to Kelowna International Airport, 25 minutes to downtown Kelowna, and 20 minutes to Vernon, with Wood Lake and Lake Country's beaches, parks, and UBC Okanagan all close by. This is a turnkey agricultural asset with a working income stream, near-term rental upside, and I...

Listing Presented By:



Originally Listed by:
Macdonald Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

Full bathroom Measurements not available

Primary Bedroom 10' x 10'

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.