



6 Highway Coldstream British Columbia

\$3,250,000

Amazing potential for income production and growth! Great location, farm on ALR land just past Hillview Golf course at the eastern boundary of the City of Vernon. Current owner leases out the 2 residential homes, plus Commercial Buildings for the Nursery Business, on 12.88 acres of land (total on 2 titled parcel). The long-term tenant PRT (Pacific Regeneration Technologies Inc.) a forest seedling nursery, has leased the land and buildings since 2005 and has an ongoing lease in place till 2027, also has first right of refusal on any sale. The property currently brings in approx. \$120,000 per year of gross income and has low expenses. Property taxes for both parcels are approx. \$3,260 per year. (More details available with signed NDA). Please call listing agent for showings, one week notice preferred. Buyer's agent must be present for showings or co-op commission will be reduced by 25%. (id:6769)

Storage 5'11" x 6'2"

Laundry room 18'5" x 11'1"

Bedroom 12' x 13'10"

Bedroom 14'2" x 10'3"

Bedroom 18'6" x 14'6"

2pc Ensuite bath 2'9" x 7'0"

Bedroom 12'1" x 13'11"

Full bathroom 9'2" x 9'6"

Primary Bedroom 12'6" x 11'8"

Foyer 5'11" x 9'4"

Kitchen 14'8" x 12'6"

Living room 24'10" x 15'3"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.besso.ca/>



Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St,
Summerland, BC,

Phone: (250) 462-4888
info@joepeters.ca

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.