



## 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/>



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