



## 6 Highway Vernon British Columbia

\$3,720,000

Great Investment opportunity for future growth and appreciation. 12.88 Acres of land less than 10 minutes from downtown Vernon, in Coldstream, on the north side of Highway 6 just East of the Vernon/Coldstream City Boundary. This property has 2 Titles and provides great passive revenue for owners, and potential for capital appreciation in the future. Long-term tenant PRT (Pacific Regeneration Technologies Inc.) a forest seedling nursery, is a great, stable tenant, and has a long-term lease in place ( details available with a signed NDA). There are also 2 income-producing tenant-occupied homes one on each parcel of separately titled land. The tenants at 10003 Highway 6, are also stable long-term tenants, that rent month to month. The other home ( at 10091 Highway 6) is sub-leased to PRT for staff housing. If you are looking for a great investment or a great place to live in one of the homes, and have some passive income from the existing leases on the rest of the land & buildings, this could be the perfect property for you! Many uses are allowed on this ALR Land, including the current use as a tree nursery, but there may be room to be creative in this great accessible, high visibility, location. (id:6769)

Listing Presented By:



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**Lepage Parkside Realty**

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

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

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