



11938 Oceola Road Lake Country British Columbia

\$2,998,000

This 8.91-acre farm is more than just land, it's a flourishing business in a high-profile location at the intersection of Oceola & Bartell Roads. Extensive frontage and easy access off Oceola Road, a high-traffic route offering excellent visibility for the market. The home benefits from a more private access off Bartell Road. This property enjoys a steady flow of traffic, making it ideal for agricultural entrepreneurs. The well-established farm market features a spacious commercial cooler, ample storage, dedicated parking, and an inviting retail space. The market building was constructed to accommodate a second story if desired. Approx 5.5 acres are cultivated: 3.5 acres cherries, 1.5 acres peaches, and 1 acre diverse market offerings. An additional acre is planted with young cherry trees, while the remaining land provides space for expansion or storage. Benefit from agricultural tax advantages and low water rates. The comfortable home offers views of Wood Lake. The main level features 10' ceilings, a welcoming foyer, a spacious master suite with an ensuite, 2 additional bedrooms & bathrooms, an office/laundry room, a well-appointed kitchen and family room and a separate living room. An independent upper-level in-law suite includes two bedrooms, vaulted ceilings, and separate driveway and parking area. Connected to city sewer. Seller has received preliminary approval to create 5 sleeping units for agritourism uses. DLC has indicated they could be connected to municipal sewer. (id:6769)

Bedroom 11' x 10'4"	2pc Bathroom 4'1" x 5'10"
Primary Bedroom 9'9" x 16'5"	3pc Bathroom 9'9" x 4'8"
3pc Bathroom 7'3" x 7'4"	Bedroom 9'11" x 11'7"
Pantry 4'6" x 4'8"	Bedroom 10'4" x 15'9"
Kitchen 11'6" x 12'1"	Other 5'1" x 11'2"
Dining room 11'6" x 4'6"	3pc Ensuite bath 10'8" x 5'10"
Living room 13'8" x 18'2"	Primary Bedroom 11'6" x 11'2"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.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 trademark 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.

Foyer	7'10" x 5'	Den	11' x 9'9"
Family room	16'3" x 11'6"	Kitchen	19'11" x 10'10"
Other	8'11" x 4'8"		