



**FOR SALE BY AUCTION / INCLUDES CONTINGENCIES**

## **10 AC INVESTMENT PROPERTY**

Includes Vineyard and 2 Homes with Panoramic Views of Okanagan Lake

*2864-2860 Arawana Road, Naramata, BC, Canada*

**Starting Bid: \$2,500,000 / Previously Valued: \$3,950,000**

# CONFIDENTIALITY & DISCLAIMER

**2864-2860 ARAWANA RD**  
**NARAMATA, BC, CANADA**

The information in the following offering memorandum is proprietary and confidential. Individuals receiving the information contained herein agree to hold and treat all such information in confidence.

The information is not a substitute for thorough due diligence. All information contained in this document and on the property profile page pertaining to this auction is from sources deemed reliable but have not been verified for accuracy or completeness or suitability for any particular purpose. It is presented “as is” and is not warranted or guaranteed by the Seller or its agents, including but not limited to the Listing Broker, LFC Communications, Inc and LFC Marketing Services, Inc.

Interested parties shall rely entirely on their own judgment, research, and inspection of the Asset, and are encouraged to independently verify information and to consult with appropriate legal, financial, and other advisors and real estate specialists.

*Copyright ©2022. All Rights Reserved*



**Alex Welton**  
Event Manager  
**email:** [awelton@fre.com](mailto:awelton@fre.com)



**Scott Marshall**  
Property Representative  
**email:** [scott@scottmarshallhomes.com](mailto:scott@scottmarshallhomes.com)



## ONLINE AUCTION PLUS OVERVIEW

RE/MAX Kelowna and The Future of Real Estate (FRE.com) are pleased to present the Online Auction **(contingencies accepted)** for a ±10 AC property located on the coveted Naramata Bench and featuring a ±3 AC Riesling vineyard, a newer ±6,500 SF warehouse, and 2 residential homes.

This seller is highly motivated and has drastically reduced the price of the property from its previously valued amount of **\$3,950,000** and has set the starting bid at just **\$2,500,000**.





# INVESTMENT HIGHLIGHTS

## WINERY

- Riesling vineyard produces approximately 7-9 tons annually with possibilities to increase production.
- Potential for agri-tourism and farm stay business.
- Central Okanagan Economic Development Commission offers business planning resources and assistance for farms to become agri-tourism operations.



## WAREHOUSE

- ±6,500 SF warehouse is newly built with ±\$1,000,000 invested.
- It was initially built for cannabis production but the space can be modified for various uses, such as a winery, a showing room, and more.
- Built to EU GMP standards for food growing and processing, well-suited for a vertical grow operation or other manufacturing.
- Building is compliant with legal medical cultivation - well beyond industry standards. The vendor is in a preliminary approval status with Health Canada. The purchase price will include completion to finalize the existing Micro-cultivation
- License and facilitate a new General Processing license. Offers can be subject to these two licenses. Licenses are expected before year-end.





## RESIDENTIAL HIGHLIGHTS

- ±1,050 SF 2 bedrooms / 1 bath primary home - rented for \$1,850/month.
- ±750 SF 1 bedroom, 1 bath guest home has been recently updated and modernized and boasts vaulted ceilings.
- Picturesque views of Okanagan Lake and Valley.
- The property is fully fenced and secured.
- Both homes are located at opposite ends of the property with private driveways and power gates, allowing for additional privacy.
- For the floor plans and room dimensions, please refer to the due diligence documents.





## COMMUNITY HIGHLIGHTS

- Frommer's, one of the best-selling travel guides in North America, named Naramata as one of the top travel destinations in the world.
- Okanagan Valley is well known as the "Napa Valley of Canada".
- Okanagan Valley is a sunny location and has mostly mild year-round temperatures.
- BC wineries welcome around 1,000,000 visitors annually, who contribute about \$2.8 billion per year to British Columbia's economy.
- The Naramata Bench is the birthplace of wine making in British Columbia. It is known for its top-quality wines that regularly win national and international awards.



# LOCATION

Ideally situated just north of Penticton Regional Airport, Naramata is a perfect destination, whether you are coming from Kelowna, Vancouver, or even the US.

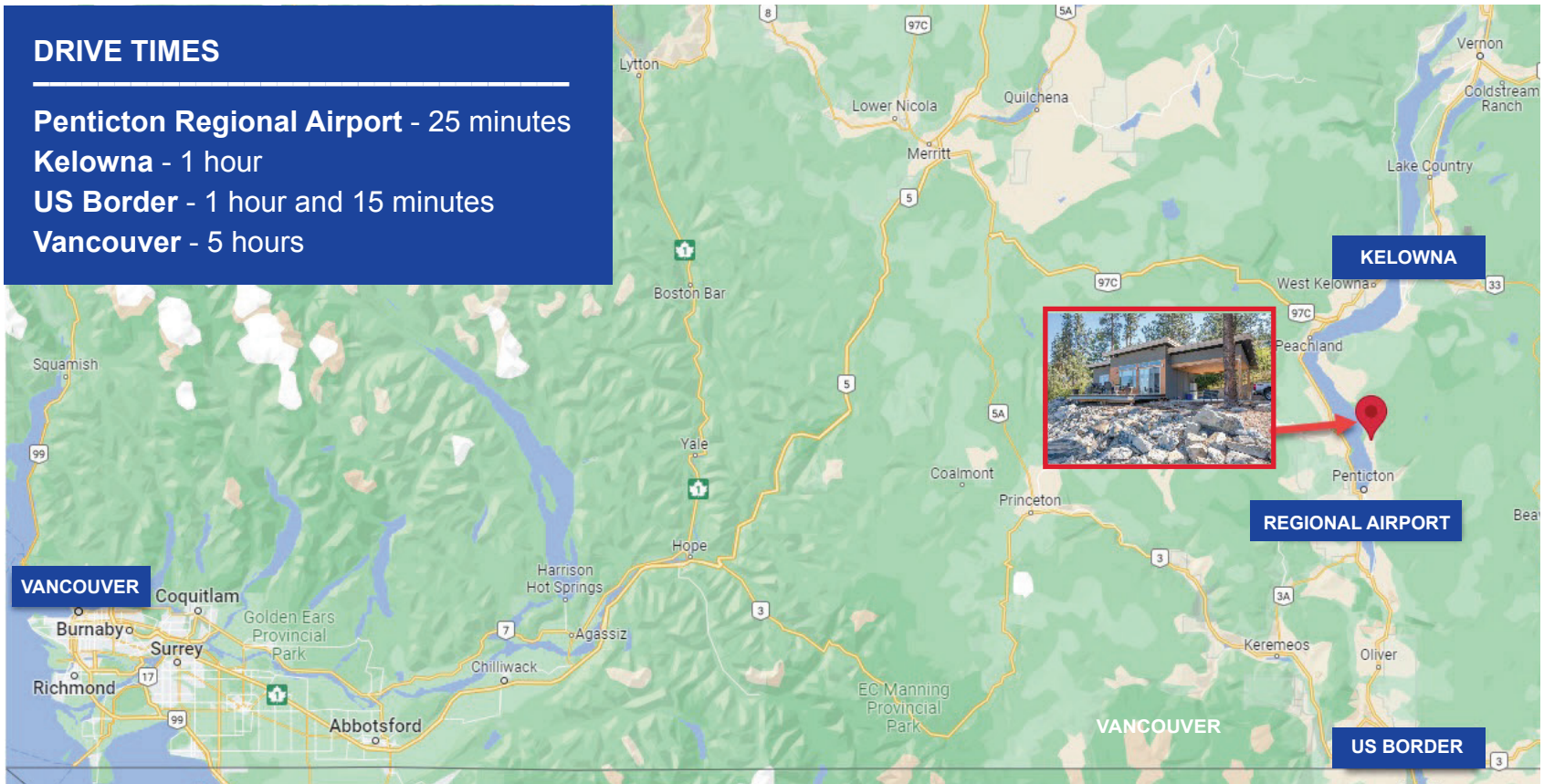
## DRIVE TIMES

**Penticton Regional Airport - 25 minutes**

**Kelowna - 1 hour**

**US Border - 1 hour and 15 minutes**

**Vancouver - 5 hours**







## ONLINE AUCTION PLUS

**CONTINGENCIES ACCEPTED**

---

For more info and complete due diligence,  
**visit [www.FRE.com/385C1](http://www.FRE.com/385C1)**  
or contact Alex Welton:  
[awelton@fre.com](mailto:awelton@fre.com)  
**949.706.6119**

