

Off the Grid

Winery & Residences



Off the grid
Organic Winery

3623 Glencoe Road, West Kelowna BC





An organic and sustainability-focused family vineyard in the heart of the beautiful Central Okanagan

Coldwell Banker Commercial Horizon Realty is pleased to present the opportunity to purchase all assets of Off the Grid Organic Winery including 11.317 acres of land, two residences, wine tasting building, wine production building, and equipment.



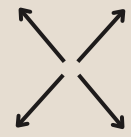
Residential Highlights - Vista House



4 beds



3 baths



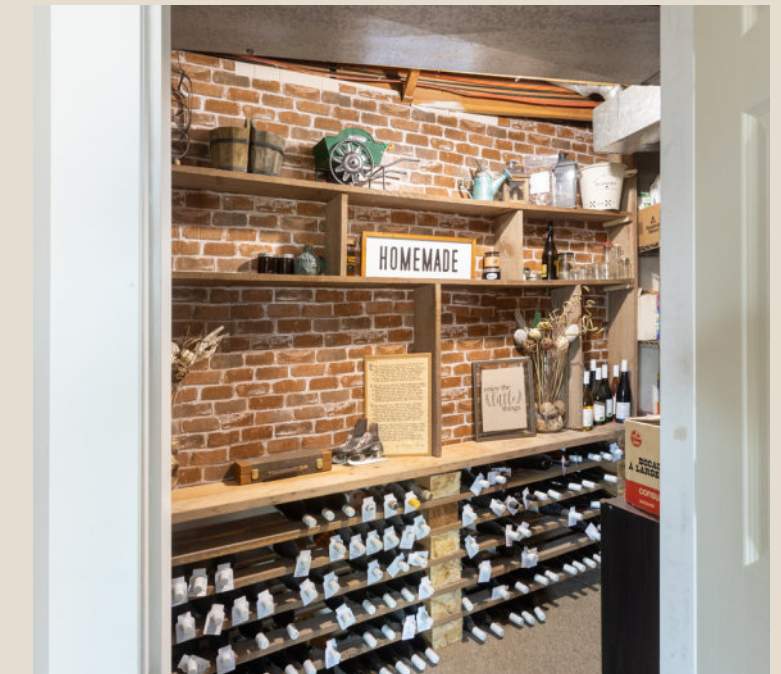
2,960 sf

This property has been owned by the Paynter Family for over 100 years and is centrally located on the Western bank of downtown West Kelowna.

The Vista house was constructed in 1973 with Mid-century modern design overlooking the valley and incomparable 180 degree views of Okanagan Lake. Floor to ceiling windows extend along the entire front of the living space.

Large central wood fireplace in middle of main floor provides warmth and timeless design to build around. Living room wraps onto balcony and dining room creating an incredible space to entertain guests.

Full living space in basement with kitchen, bathroom, and bedrooms as well as walk out garden patio.



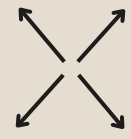
Residential Highlights - Orchard House



4 beds



4.5
baths



2,593 sf

The Orchard House was built by the children of the original property owners and they resided here for several years. It is a prefabricated house built by Nelson Homes with a multi-level design.

The property has undergone several renovations over the years, most recently creating a Reflexology Clinic that has a separate entrance, and full bathroom. The opportunities for this space could include additional living space, short term rental (municipal approval required), home office, home business, or form part of the residence.

The yard space and home are very private with driveway access from Taneda road and no through traffic.

Building could be used for extended family accommodations, rental, farm worker, or other business opportunities.



Wine Tasting and Wine Production Building



810 sq ft



2,898 sq ft

Nestled next to the edge of the bank overlooking West Kelowna is the tasting room.

The Tasting Room was constructed with straw bale walls in-line with the Off the Grid brand, and has 6kW of South facing solar panels, offset by a North facing “green” roof with torch-on underlay. The High-temp Hobart dishwasher sits under live-edge cabinets and countertops. Walk through from the parking lot straight through to the tasting area for a grand customer experience.

The Production facility has separate rooms for kitchen, office, lab, storage, wine making, two bathrooms, and crush pad. Kitchen is outfitted with walk-up freezer and two fridges, dishwasher, stove, and icemaker.

The Production facility can be used for hosting corporate events, tours, catering, storage, lab work, and, of course, wine making.





Commercials Highlights

Off the Grid Organic Winery offers an exceptional opportunity for a turn-key winery and / or lifestyle:

- #3 TripAdvisor Best Places in West Kelowna (following Mission Hill and Quails Gate Wineries).
- 2 complete residential houses with combined 5,553 sq ft of living space. Schools are within walking distance.
- Wine production building including lab, crush pad, storage, production area.
- Well known wine brand with built-out Wine Club.
- Diverse wine operations and revenue streams including wine production, wine tasting, wine club, food sales, non-wine merchandise sales, multiple tour options, weddings, and private events.



Off the Grid is special and something very different in a world of “same same” wineries. It’s the type of wine people feel good about drinking, it’s a lifestyle that is found to be desirable over many generations. The brand draws a special kind of client, one that many other winery’s may find desirable to have. Sheri Paynter - Proprietor

Zoning

PART 8 – AGRICULTURAL ZONES

8.1 AGRICULTURAL ZONE (A1)

Bylaw No.
154.36

.1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Brewery, distillery or meadery
- (d) Kennels, service on parcels 4 ha or greater
- (e) Greenhouse or plant nursery
- (f) Mobile home
- (g) Modular home
- (h) Riding stable
- (i) Single detached dwelling
- (j) Winery or cidery

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural worker dwelling
- (c) Agricultural worker dwelling, temporary
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- (f) Bed and breakfast
- (g) Care facility, minor
- (h) Carriage house
- (i) Home based business, major
- (j) Kennels, hobby
- (k) Portable saw mill or shake mill
- (l) Retail sales of farm products or processed farm products
- (m) Secondary suite
- (n) Short term accommodation

Bylaw No.
154.99

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035): one additional single detached dwelling
- (b) On Lot A, DL 3796, ODYD, Plan 29609: one additional single detached dwelling
- (c) On Lot 80, DL 1934, Plan 5381, ODYD, except Plan 16601: one additional single detached dwelling
- (d) On Lot A, DL 3480, ODYD, Plan KAP67210: Outdoor Storage

Bylaw No.
154.42

Bylaw No.
154.54

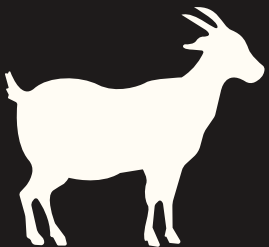
.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac), except it is: 2.45 ha (6.73 ac) on the western portion of DL 5075, ODYD, Except Plans 9213 and 12107
(b)	Minimum parcel frontage	30 m (98.4 ft) or 10% of the perimeter of the parcel, whichever is less
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling, mobile home and modular home	Only 1 single detached dwelling or only 1 mobile home or only 1 modular home per parcel
.2	Agricultural worker dwelling including temporary	Subject to Sections 3.18 and 3.19
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	35%
.2	Greenhouse	75% less the parcel coverage of other uses
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling and mobile home	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 m (16.4) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking space is provided in the same building

SITING REGULATIONS

(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	Watercourses	Subject to Section 3.23
(g)	Despite 8.1.5(f), the following uses, buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Intensive agriculture	30.0 m (98.4 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

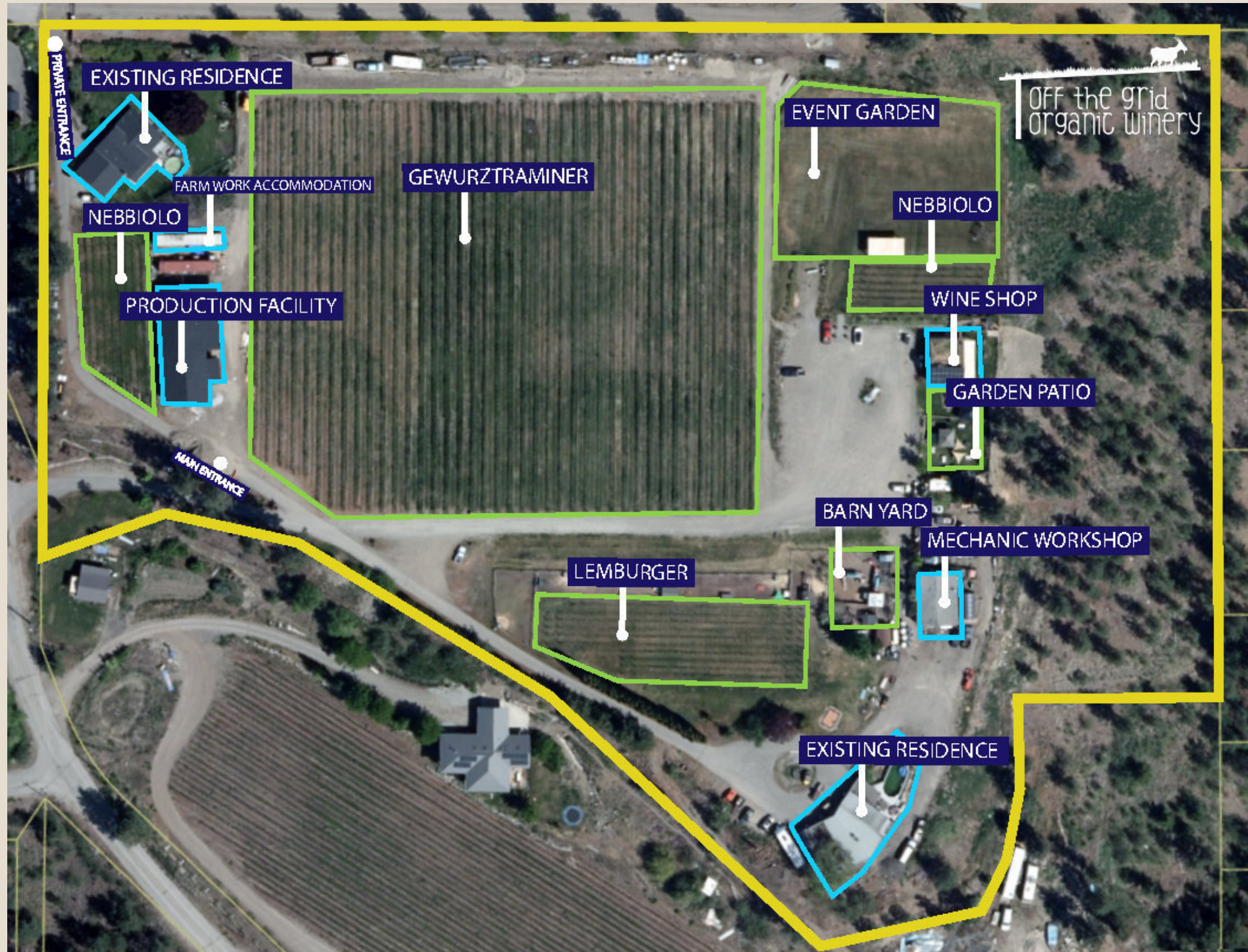
.6 Other Regulations - Reserve



Property Overview

CIVIC ADDRESS	3623 Glencoe Road, West Kelowna BC
LEGAL DESCRIPTION	LOT A DISTRICT LOT 3480 OSOYOOS DIVISION YALE DISTRICT PLAN KAP77505
PID	026-201-020
LAND AREA	11.317 Acres
BUILDING SIZEs	9,261 sq ft plus mechanic shop
ZONING (CURRENT)	A1 / ALR
FUTURE LAND USE	Agricultural
LOT DIMENSIONS	See drawing

Aerial Map



Located on the Westside Wine Trail, Off the Grid Organic Winery epitomizes sustainable farming. Off the Grid practices include solar panels, cover crops, re-using waste products, making compost, and have been Certified Organic.

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