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# 56 HADOW ROAD, ENDERBY

26,000 SF PURPOSE BUILT AGRICULTURAL PRODUCTION FACILITY

FOR  
SALE



**WILLIAM | WRIGHT**

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# OVERVIEW

William Wright Commercial (“WWC”) is pleased to present the opportunity to acquire 56 Hadow Road in Enderby, BC. This unique property presents an opportunity for a user, or multiple users, to benefit from the exceptional location, build quality, and rare access to commercial functionality that is not readily available in the region.

The site houses a 26,000sf purpose built agricultural production facility nestled on +/- 35 acres of A1 and CR zoned land in the North Okanagan. This exceptional facility, completed in 2017, has been fully updated, including high capacity utility services, to allow for the controlled production, cultivation, or storage of agricultural and related products.

Up to 4,800sf of expandable food grade production space is combined with 3,600sf of self contained laboratory space. The remainder of the production facility is comprised of controlled secure storage, equipment operations, and processing. An 1800sf mezzanine office space rounds out the remainder of the facility. The property is currently set up for +/- 3 acres of outdoor controlled production with much more land available for cultivation. Fire protection and water management is provided by drilled well and 8 high capacity cisterns for water storage. No expense was spared in the development of this facility and the new owner will benefit from the extensive capital improvements to take on a turn key space. All measurement, zoning, use, and mechanical requirements are the sole responsibility of the Purchaser and should be verified where required.





## SALIENT FACTS

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### LOT SIZE

+/- 35.89 Acres

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### CURRENT ZONING

A1/CR

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### FUTURE LAND USE

A1/CR

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### IMPROVEMENTS

± 24,000sf Industrial Building

± 1,800sf Attached Office Area

± 540sf Manufactured Site Trailer

± 3,200sf Shop

± 2,400sf Utility Storage

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### CURRENT TENANCIES

Delivered Vacant

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### PID

012-818-526

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### LEGAL DESCRIPTION

THE SOUTH EAST 1/4 OF SECTION 22  
TOWNSHIP 19 RANGE 9 WEST OF THE  
6TH MERIDIAN KAMLOOPS DIVISION YALE  
DISTRICT EXCEPT PLANS B4968, KAP45121  
AND KAP53741

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### PRICE

\$3,900,000

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## PROPERTY STRENGTHS



Exceptionally well built industrial building with similar quality outbuildings throughout the property.



Unique industrial use within ALR zoning



Exceptional power supply and service with four (4) Eight Hundred (800) amp panels from main line.



200amp sub panels installed for all self contained operations rooms within the industrial building.



Rural property and A1 zoning allow for lower holding costs



Central location to Trans-Canada Hwy and Hwy 97 allows for distribution opportunities



## PROPERTY OPPORTUNITIES



Limited available inventory of warehousing and storage in the North Okanagan. With the right buyer/user, property updates may allow for a cost effective distribution center for on site agricultural food uses and other related industries.



The property has exceptional power, water, and quality of build. Given the quality of materials, available services, food grade surfaces, and multi sectioned rooms, a user may recognize the cost savings of taking over the property and fitting to an alternative use vs. starting from the ground floor.



The District of Enderby, ALC, and RDNO are all supportive of continued commercial agricultural use of the property as it currently operates.







## LOCATION

The site is situated within the Regional District of North Okanagan which serves a diverse growing demographic and economy. The District of Enderby is conveniently located at the junction of BC Hwy 97 and 97B which provides direct access to the Trans-Canada Highway and regional and national distribution networks. The topography of the site provides cleared farm land, graded and serviced plots, and treed acreage as well.

## CONTACT LISTING AGENT

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