

56 HADOW ROAD, ENDERBY

24,000 SF PURPOSE BUILT AGRICULTURAL PRODUCTION FACILITY

**FOR
SALE**

COURT ORDERED SALE



WILLIAM | WRIGHT

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EXCEPTIONAL VALUE BELOW REPLACEMENT COST

This 24,000 SF industrial-grade cultivation and processing facility sits on +/- 35 acres of ALR land, offering a turnkey infrastructure solution for sophisticated agricultural operators. Formerly a fully licensed Health Canada cannabis facility, the property is equipped for immediate high-output production, featuring food-safe walls, ceilings, and epoxy flooring throughout.

The facility includes three large flowering rooms LED lighting, and dedicated climate control. Processing capabilities are extensive, featuring four separate labs: including two C1D1-rated areas designed for hydrocarbon processing and solvent-based extraction. Support areas include drying rooms, lab and testing rooms, secure storage, and a 1,200 SF heated shipping and receiving bay.

While purpose built for cannabis or hemp cultivation, the high-spec build is easily adaptable for diverse agri-business needs including vertical farming (microgreens), mushroom production, food processing, cold storage, or distillation/brewing. The site features a massive power service that can supply virtually any operational requirements on site.

The approximately 35-acre property includes a 3-acre previously licensed outdoor grow area with 8 hoop-style greenhouses and approximately 20 acres of open fields, offering significant room for expansion.



232%

YEAR OVER YEAR
INCREASE IN AGRI-TECH
INVESTMENT IN 2025

BUILDING SITEPLAN

SECURE PERIMETER

East Emergency Only Vehicle Gate



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

SALE CONDITIONS

Property, equipment, and chattels are sold "As Is, Where Is" via Court Ordered Sale. No representations or warranties. All existing equipment on site—including extraction units, racking, and HVAC—is included in the purchase price. This is a rare opportunity to acquire institutional-grade assets at a fraction of the build cost.



SALIENT FACTS

LOT SIZE

+/- 35.89 Acres

BUILDING SIZE

+/- 24,000 SQFT

ZONING

A1/CR

IMPROVEMENTS

± 24,000sf Industrial Building

± 1,800sf Attached Office Area

± 540sf Manufactured Site Trailer

± 3,200sf Shop

± 2,400sf Utility Storage

CURRENT TENANCIES

Delivered Vacant

PID

012-818-526

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

PRICE

\$2,600,000







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) Six Hundred (600) 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



Purpose built for cannabis or hemp cultivation, the high-spec build is easily adaptable for diverse agri-business needs including vertical farming (micro-greens), mushroom production, food processing, cold storage, or distillation/brewing.



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.



10 MIN DRIVE
TRANS-CANADA HWY



15 MIN DRIVE
SALMON ARM



25 MIN DRIVE
VERNON



80 MIN DRIVE
YLW AIRPORT





FOR MORE INFORMATION CONTACT

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