

Winery site vineyard estate

Sotheby's | Canada
INTERNATIONAL REALTY

2829 OURTOLAND ROAD WEST KELOWNA | BRITISH COLUMBIA

Court-ordered sale of a 10.96 acre Chardonnay vineyard with a partially constructed winery structure

Presented by Nicole Eastman PREC* and Paul Hague PREC*





MT BOUCHERIE
ESTATE WINERY

VOLCANIC HILLS
ESTATE WINERY

HATCHING POST
BEWERY

Subject Property

Offer Guide

The lenders make no representations or warranties as to the inclusion of any fixtures or chattel on the property or the condition of structures, vines, and any other fixtures on the property. Property is sold as-is, where-is. All offers must be “Subject to approval by the Supreme Court of British Columbia”, offers cannot be taken into court with any other conditions. Buyers must complete all of their own due diligence as sellers make no representations.

SELLERS

- Farm Credit Canada and First West Credit Union

PLEASE INCLUDE WITH OFFER

- Schedule A
- Team Disclosure
- Property Non-Disclosure Statement

DATES

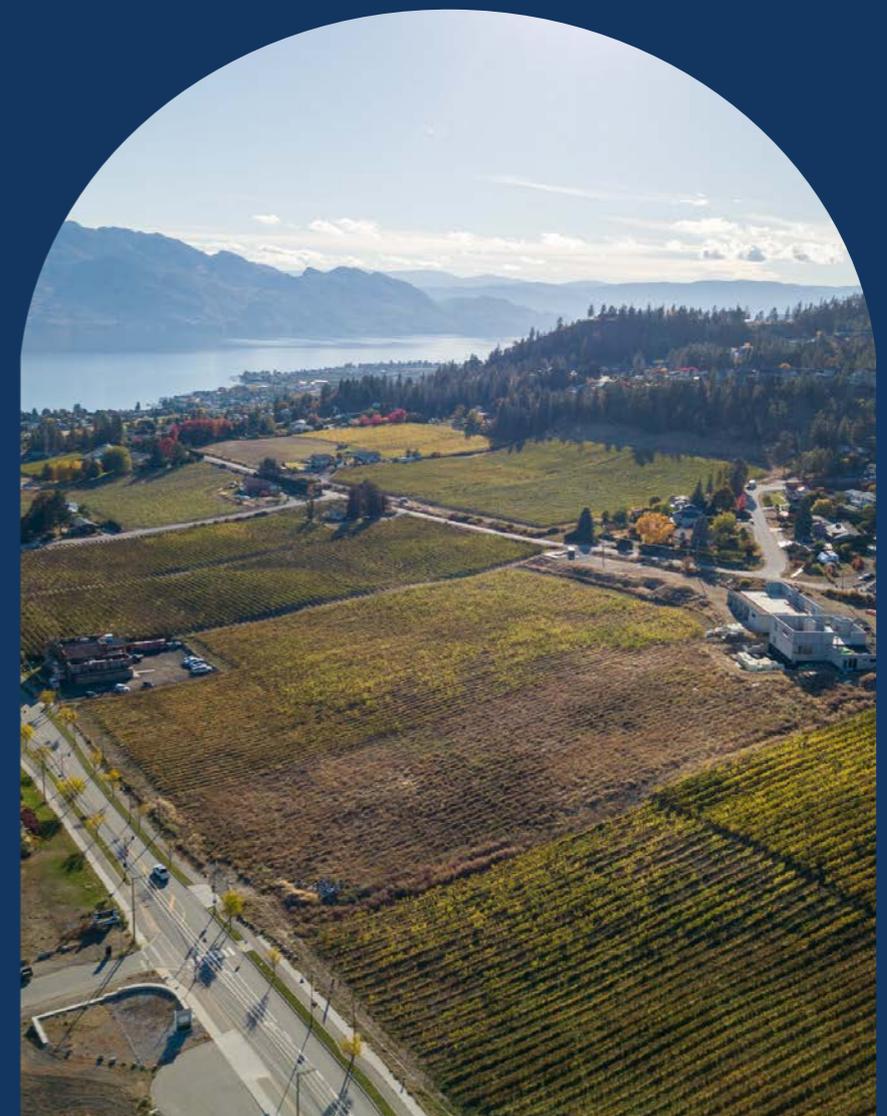
- Completion must be “X days after court approval”
- Possession and Adjustment must be “one day after completion”
- Please leave offer open for 2 business days

OTHER TERMS

- Rescission period does not apply for court-ordered sale

DEPOSIT

- Must be at least 5% (higher deposit preferred) and held in Trust by the Buyer’s brokerage or legal counsel in order for court date to be set



2829 Ourtoland Road West Kelowna, BC V1Z 2H7

Presenting a 10.96 acre property with 8.8 acres planted with Chardonnay in the heart of West Kelowna's renowned wine corridor, offering sweeping views of Lake Okanagan and the surrounding valley. Formerly envisioned as the site of Terralux Estate Winery, the property is improved with a substantial partially completed concrete structure, including foundation, elevator shaft, and formed concrete walls. The envisioned winery was designed to be 25,000 square feet with a 30,000 case production capacity. The site is being sold in its current condition.

This is a rare opportunity for a purchaser to reimagine the property to suit their own vision. Whether continuing as a winery project, creating a private vineyard estate, or designing a luxury residence with commanding lake views, the groundwork is in place for a bold new chapter. Buyers may choose to adapt prior concepts or pursue an entirely new design aligned with their objectives.

Positioned along the West Kelowna winery trail, the location is in close proximity to Little Straw Vineyards, Volcanic Hills Estate Winery, Beaumont Family Estate Winery, and Mt Boucherie Estate Winery, placing it among established and respected neighbours in one of British Columbia's most dynamic wine regions offering lots of proximity customer traffic

PID 010-347-054

LEGAL DESCRIPTION LOT 68 DISTRICT LOT 2687 OSOYOOS DIVISION YALE DISTRICT PLAN 5381 EXCEPT PLAN 1733

PROPERTY SIZE 10.96 acres

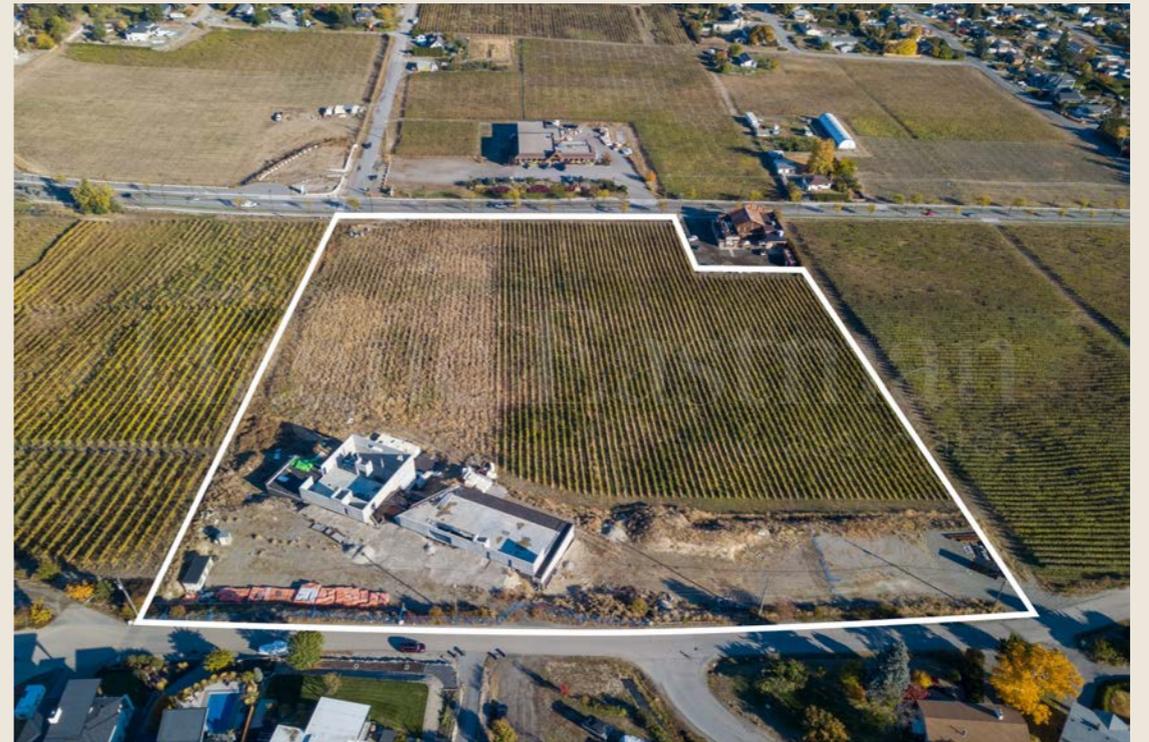
WINERY BUILDING SIZE 25,000* ft² luxury winery facility with 30,000 case capacity partially constructed

ZONING A1 (in ALR)

ENCUMBRANCES ON TITLE None

PLANTED VINEYARD 8.8 acres

VARIETALS PLANTED Chardonnay



*All building measurements are approximate and must be verified by the Buyer before subject removal.

Hague Eastman
& associates

West Kelowna



West Kelowna is a vibrant lakeside community on the western shore of Okanagan Lake, known for its sweeping water views, rolling hillsides, and established residential neighbourhoods. The area blends suburban convenience with natural beauty, offering beaches, golf courses, hiking trails, and waterfront parks. It has grown rapidly in recent years, attracting families, retirees, and professionals seeking proximity to Kelowna while enjoying a slightly more relaxed pace.

West Kelowna is home to the renowned Westside Wine Trail, featuring a collection of estate wineries set along the slopes above Okanagan Lake. The region produces a broad range of varietals, benefiting from warm summers and cooling lake influences.

West Kelowna is directly across the William R. Bennett Bridge from downtown Kelowna along Highway 97, approximately 15 minutes from Kelowna International Airport. It is also accessible from the Lower Mainland via Highway 5/Highway 97C (the Coquihalla Highway).

WEST KELOWNA

36,078

POPULATION

43

AVERAGE AGE

\$57k

AVERAGE INCOME

PRIVATE AND CONFIDENTIAL

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West Kelowna Wine Region

West Kelowna is one of the most established wine-growing areas in the Okanagan Valley, forming part of the larger Okanagan Valley Geographical Indication. The region's vineyards are planted along west-facing slopes above Okanagan Lake, where excellent sun exposure is balanced by cooling lake breezes that help preserve acidity and structure in the fruit.

Its varied elevations and glacial soils contribute to diverse expressions across wineries, from bright, aromatic whites to structured reds. West Kelowna is particularly well known for Pinot Noir, Chardonnay, and Pinot Gris, which perform beautifully in its moderated climate. Warmer sites also produce expressive Merlot and Cabernet Franc, often in Bordeaux-style blends.

Anchored by both iconic estate wineries and boutique producers along the Westside Wine Trail, the region has built a reputation for polished, fruit-forward wines with balance and consistency.

19

WINERIES

~200

PLANTED ACRES

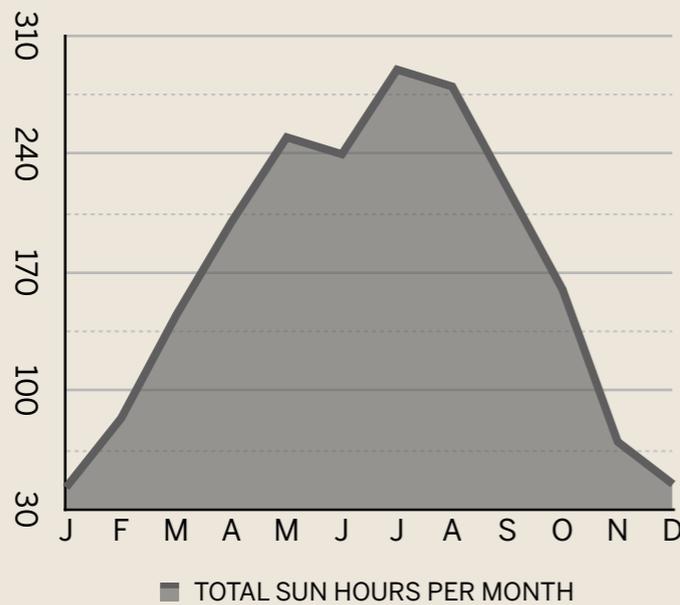
1,350

AVG GROWING DEGREE DAYS

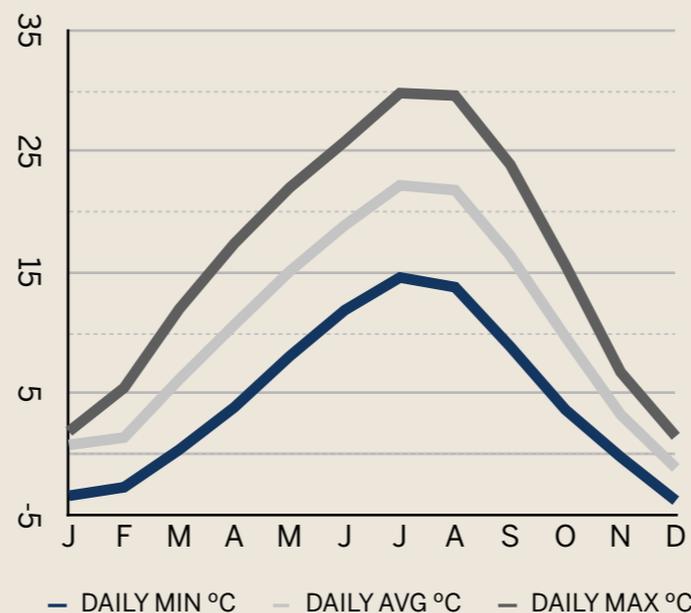
1959

YEAR VINES FIRST PLANTED

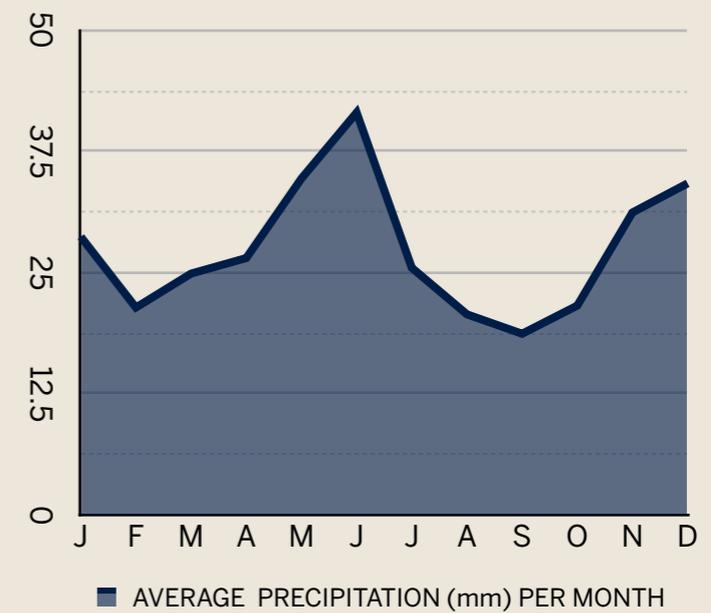
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions



Winery Foreclosure in West Kelowna, BC

PLEASE DIRECT INQUIRIES TO

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