

**PRICE REDUCED**



**FOR SALE**

**9707 128 AVENUE  
Osoyoos | BC**

## **Productive Greenhouse & Fruit Packing Facility with Retail Nursery**

Sandhu Greenhouses & Nursery represents the opportunity to acquire a profitable and well known retail nursery and greenhouse facility including the areas largest fruit packing facility with a long term lease to a national tenant.

**Alan L. Johnson**  
Vice President | Unique Properties  
604 661 0842  
[alan.johnson@colliers.com](mailto:alan.johnson@colliers.com)

**Bianca Gilbert**  
Senior Associate | Industrial Sales & Leasing | Vancouver  
604 694 7225  
[bianca.gilbert@colliers.com](mailto:bianca.gilbert@colliers.com)



# Salient Facts

Civic Address:	9707 128 Avenue, Osoyoos, BC
Legal Address:	PID: 007-474-962 Lot 470, Plan KAP1949. District Lot 2450S, Land District 54 Manufactured Home Reg #69145
Site Area:	15.5 Acres
Current Zoning:	AG-1 – within the ALR
Utilities:	City water, telus fiber optic, telephone, cable, hydro and natural gas are all available. Orchard is irrigated with sprinkler irrigation
Gross Taxes:	\$8,689.58
Sale Leaseback:	Vendor may consider potential leaseback opportunities if applicable
Asking Price:	\$9,250,000

# Site Breakdown

- > Hydroponic Greenhouses | 140,616 SF

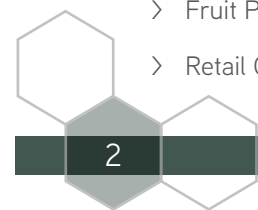
> Cherry Orchard | 7.25 acres

> Fruit Packing Facility | 23,500 SF

> Retail Garden Centre
- > Main House | SF | 4 bedroom, 2 bathroom  
Renovated in 2017/2018

> Workshop | 1,250 SF

> Mobile Home | 2 bedroom, 1 bathroom





## Opportunity

Sandhu Greenhouses & Nursery is an established Nursery and retail operation in the heart of BC's wine country, Osoyoos. Situated on just over 15 acres, this well managed and popular facility includes a diverse range of agricultural operations that includes the highway fronting retail centre, over 3 acres of greenhouse, 7 acre cherry orchard, and the areas largest fruit packing facility, recently leased to a national tenant and providing a generous yearly income. In addition, the property is improved with two single family residences, a large workshop and a full complement of operating equipment.

Also serving as the areas largest Nursery and garden retail centre, Sandhu Greenhouses & Nursery is well positioned to take advantage of the significant growth of the Okanagan Valley's burgeoning wine industry. The Osoyoos area of the Okanagan Valley is one of BC's most revered agricultural regions for high quality wine production and benefits from significant tourism. This facility is well positioned to continue operating in its existing capacity, with additional potential for increased greenhouse development, or for the development of a future winery or tasting centre.





## Operation

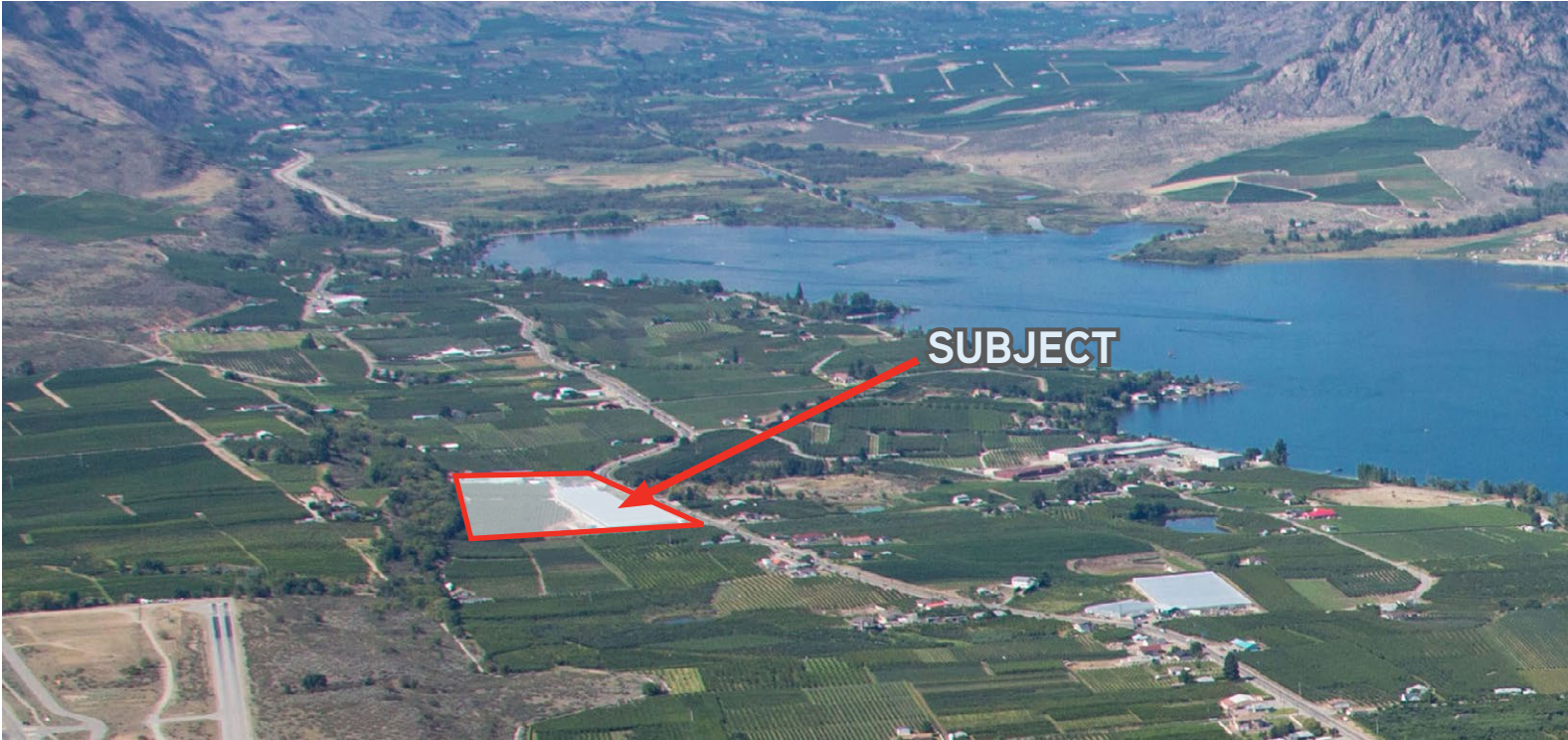
Family operated for over 25 years, Sandhu Greenhouses & Nursery is a landmark in Osoyoos offering a wide range of gardening plants and supplies. The family recently expanded the property operations to include 140,000 square feet of greenhouse of space to complement the orchard business and further diversify the overall business.

The property is being offered for sale on a comprehensive basis. Purchasers could acquire the facility and continue operating the business as is, or they could easily lease out the individual components to separate operators. The Vendors would also consider leasing back components of the property as well. The Fruit Packing Facility was recently leased to a national operator and provides approximately \$26,000 per month in triple net income with the exception of property tax which is paid by the owner.

## Location

Located in scenic Osoyoos, British Columbia, this property is a short 5 minute drive northwest from Osoyoos town center, and is in close proximity to a number of wineries, orchards, and vineyards. The Property is 4 km north of the United States border, and 400 km east of the Lower Mainland. Osoyoos is located between Highway 97 and Highway 3, with areas of development on both east and west sides. Highway 3 provides access to Princeton and the Lower Mainland, while Highway 97 provides access in a north/south direction. The main attractions of Osoyoos in addition to its climate include the burgeoning estate winery industry, golf courses, and the Mount Baldy ski resort area located 30km to the east. Osoyoos Lake is a major attraction, providing outdoor summer recreational opportunities to the area and a plethora of hotels and homes on the lakefront.

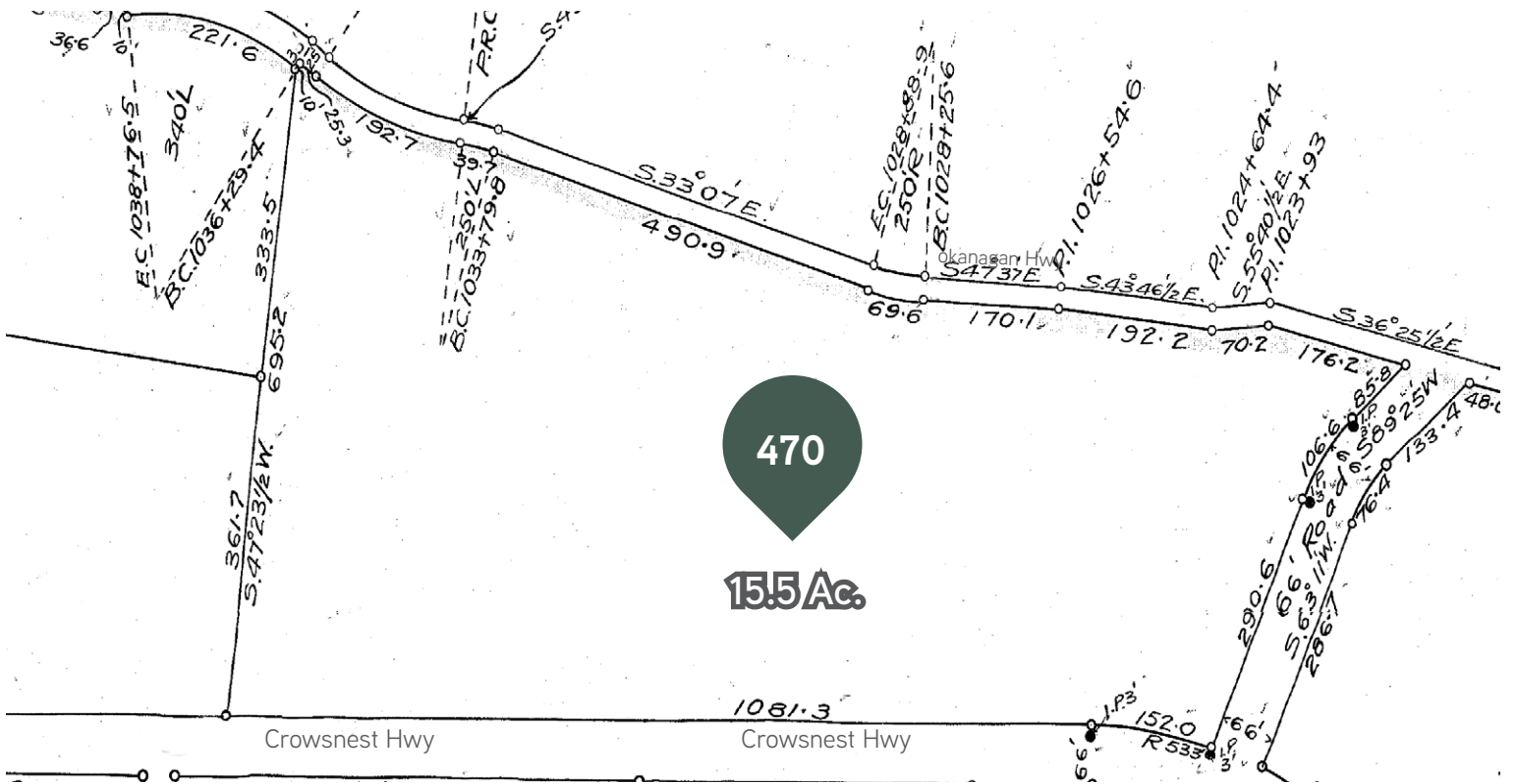
Aerial View



## Location Map



Lot 470



## Future Potential

The Okanagan Valley has seen extensive growth of its wine industry during the last 20 years with over 12 million litres of wine currently being produced on an annual basis. This growth has led to the development of a wide range of supporting industries, continued development of agricultural land into grape production, and of course extensive tourism.

The Sandhu Nursery site is well positioned to continue within its existing capacity with the potential for additional greenhouse development in excess of 320,000 square feet. In addition, approximately 6-7 acres of Crown Land that lies to the west of the property could be available for purchase from the Crown based on previous discussions. This would enable the operation to expand considerably, and might make the case for a small winery and tasting centre.

New List Price

**\$9,250,000** ~~**\$9,750,000**~~



# Sandhu Greenhouses & Nursery

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COLLIERS INTERNATIONAL | 200 Granville Street, 19th Floor | Vancouver, BC V6C 2R6 | 604 681 4111 | [www.collierscanada.com](http://www.collierscanada.com)



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