



FOR SALE

1429 McLeod Road,
Spallumcheen, BC

PROPERTY DETAILS

- Building and land are constructed and ready for the cultivation, harvest, processing and packaging of functional mushrooms.
- Interior has been constructed with cleanroom panels for food, pharma, medical, cannabis, nutraceuticals, supplements, etc.

FOR SALE

\$4,000,000

PRODUCTION FACILITY WITH FARMLAND

1429 McLeod Road
Spallumcheen, BC

HM Commercial Realty is pleased to present the opportunity to purchase a well finished production facility and agricultural land, ready for the cultivation, harvest, processing and packaging of functional mushrooms.

- Organic Certification in Progress.
- 26.46 Acres of Prime ALR Farmland – Ready-to-plant arable land, currently producing Millet.
- Purpose-Built for Clean Manufacturing – Designed to meet the highest standards, adaptable for industries such as food, pharma, medical, cannabis, nutraceuticals, and supplements.
- Ample Power Infrastructure – 600A of power onsite, supporting demanding operations and equipment.
- Efficient Access – Multiple overhead and barn-style bay doors for seamless movement of large machinery and capital equipment.
- Clean Air Management – Multi-zone, medical-grade air filtration ensures a sterile and controlled environment for production.
- Equipment Available for Purchase:
 - Industrial boiler system
 - Custom forced-air drying system
 - Grain silos with unloading system
 - Autoclaves for sterilizing commodities, tools, and equipment



PROPERTY DETAILS

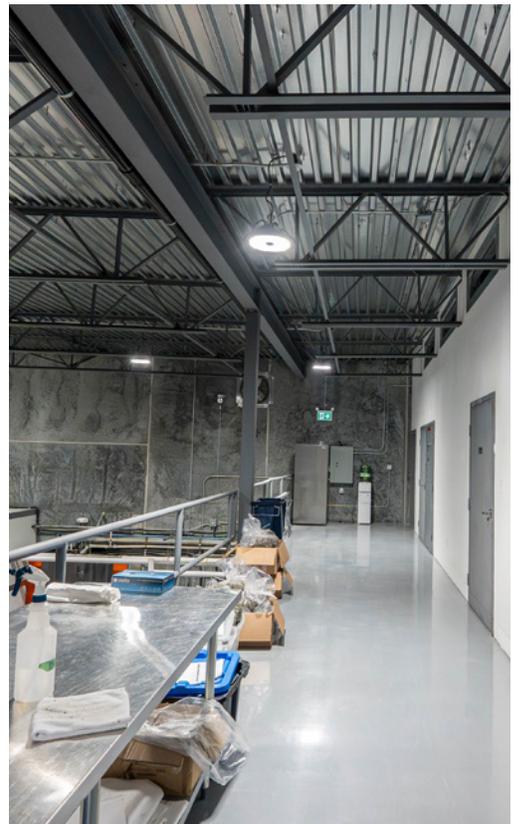


CIVIC ADDRESS	1429 McLeod Road, Spallumcheen, BC
LEGAL DESCRIPTION	THE WESTERLY 1/2 OF THE SOUTHERLY 160 RODS OF DISTRICT LOT 990 KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLANS 19324, 22786, 23442, 23721, 25291, 25292, 32425 AND 33862
PID	014-025-043
BUILDING SIZE	15,098 SF
LAND AREA	26.46 acres
ZONING (CURRENT)	A2, Agricultural Zone
FUTURE LAND USE	A, Agricultural
PROPERTY TAXES	\$3,104 (2023)

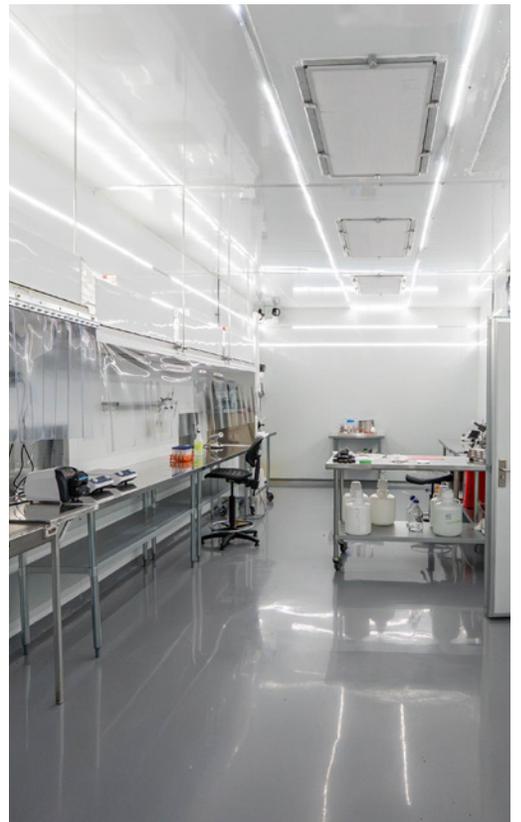
AERIAL MAP

1429 McLeod Road is situated on McLeod Road off of Highway 97A, providing easy truck access to surrounding communities. It is positioned just 5 minutes from restaurants, coffee shops, retailers, and services in Armstrong, and just 15 minutes from Vernon.











THE FINE PRINT



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Unison HM Commercial Realty is a boutique Kelowna brokerage of team of licensed Commercial Real Estate Professionals.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	1429 McLeod Road, Spallumcheen, BC
LEGAL DESCRIPTION	THE WESTERLY 1/2 OF THE SOUTHERLY 160 RODS OF DISTRICT LOT 990 KDYD EXCEPT PLANS 19324, 22786, 23442, 23721, 25291, 25292, 32425 AND 33862
PID	014-025-043

Collectively referred to as the Property (the “Property”)

PHI FACTOR INC. (“the “Owner”) is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owner’s request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner’s employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer's Signature

Buyer's Company Name

Buyer's Name

Buyer's Company Address

Title

Email Address

Phone Number

Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer Agent's Signature

Buyer Agency Name

Buyer Agent's Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100-730 Vaughan Ave, Kelowna, BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE

Unison

HM COMMERCIAL REALTY

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