

The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

A wide-angle photograph of a large, modern farm building with a grey metal roof and concrete walls. A dark SUV with a blue kayak on the roof rack is parked in front. A red car is partially visible behind a green utility box. The foreground is a dry, brown field. In the background, there is a dense forest of evergreen trees under a clear blue sky with a few white clouds.

# Green Lion Farms Ltd.

Spallumcheen, British Columbia

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UNIQUE  
PROPERTIES

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# Introduction

## Green Lion Farms Ltd.

Colliers International is pleased to present this extraordinary opportunity to acquire Green Lion Farms, a vertical farming operation contained within a modern stand-alone building.

Located at 3922 Hullcar Road in the District Municipality of Spallumcheen in British Columbia's North Okanagan. Green Lion Farms is a state-of-the-art, fully automated farming facility with room to expand.

The processing facility is contained within a 12,960 square foot pre-cast concrete building that was built in 2021. With 16 containers and 252 trays in each container, the facility produces different varieties of lettuces and micro greens for local and regional restaurants and grocery wholesalers.

The facility is located on approximately 3 acres within a larger 124 acre land parcel known as Canyon Valley Farm, (which is being offered for sale separately from the business). The property located in Spallumcheen, which is just north of Vernon and Armstrong in British Columbia's north Okanagan region. This is an area that consists of a mix of smaller agricultural properties and country estates. Kamloops, a city of 106,000 is only 1 hour and 20 minutes to the north and west, while Kelowna, with a population of over 145,000 is about an hour to the south. This is a part of British Columbia that is known for its rich agricultural history and endless recreational and lifestyle opportunities.

The offering includes the shares of Green Lion Farms. Green Lion Farms is the owner/operator of the processing facility and includes all related equipment and contracts to supply major wholesale and retail food distributors and retailers.

For further information please contact Mark Lester at (604) 692-1409.



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# Area Overview

## British Columbia

British Columbia is bordered between the Pacific Ocean on the west, the Rocky Mountains on the east, Washington to the south and Alaska to the north. It is well known for its unique geography, with over 10 mountain ranges, thousands of lakes, lush valleys and rolling grasslands, making it the most diverse geography in North America.

The province experiences a variety of climates but the southern part is known to be the most favourable for people, plants and animals because of its year round mild temperature. British Columbia is one of the leading provinces across Canada in population size, economic wealth and overall growth. Home to over 5,000,000 the main economic drivers are agriculture, forestry, film and television, technology, construction, mining, manufacturing and tourism.



## Spallumcheen

Spallumcheen is a rural community located in the North Okanagan region of British Columbia, Canada. It is a small municipality that covers an area of approximately 25 square kilometers and has a population of around 5,000 people.

The name “Spallumcheen” is derived from the Secwepemc word for “beautiful valley,” which describes the area’s picturesque landscape of rolling hills and fertile agricultural land. The community is located near the city of Vernon, and is known for its farming, ranching, and outdoor recreational opportunities.

Spallumcheen is home to a number of businesses and industries, including agriculture, forestry, and manufacturing. It is also home to the Armstrong-Spallumcheen Airport, which provides regional air transportation services.

The community offers a variety of amenities for residents and visitors, including parks, hiking and biking trails, and recreational facilities. Spallumcheen is a beautiful and vibrant community that offers a high quality of life for its residents and visitors.

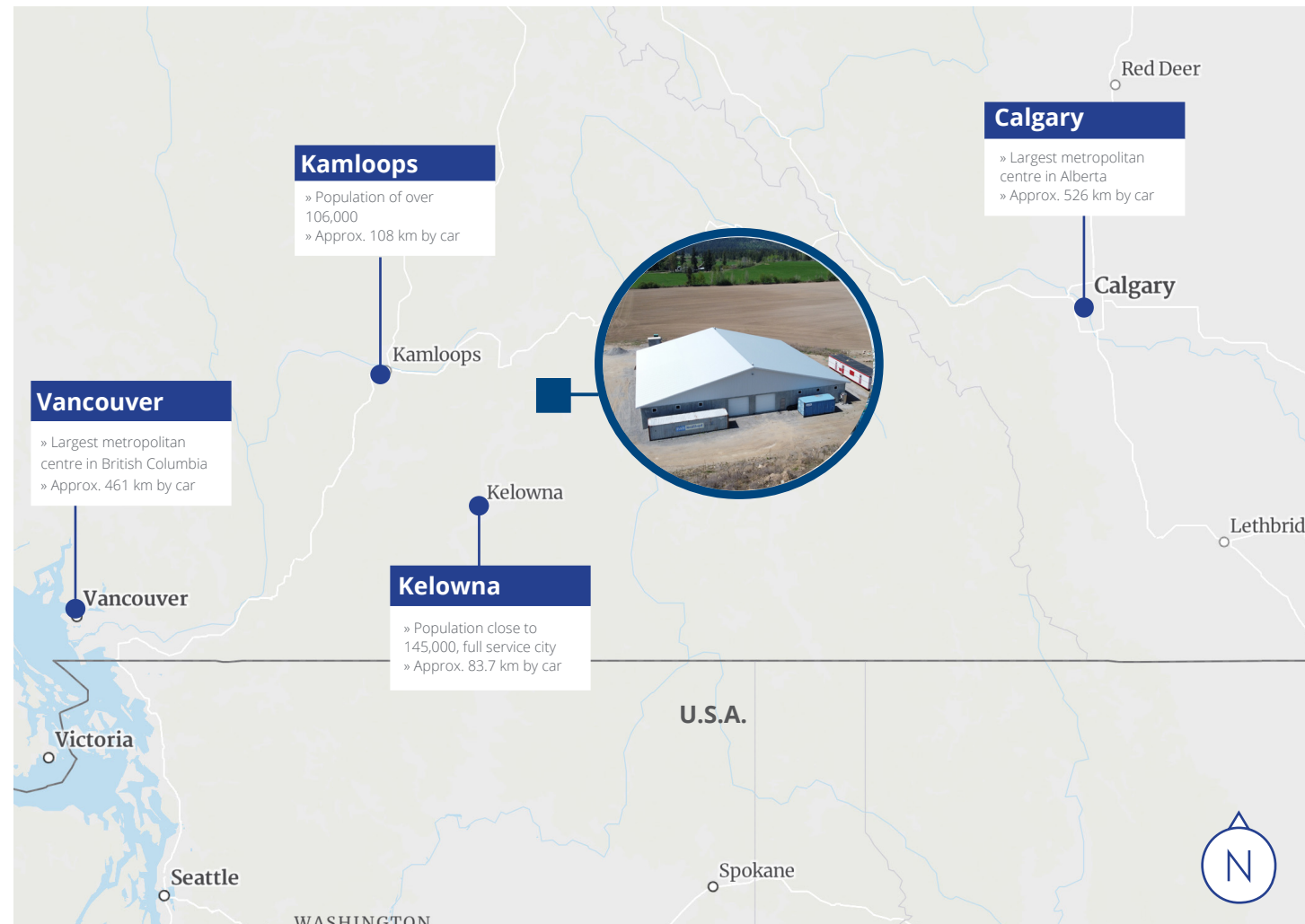


## Armstrong

Located in the North Okanagan region, the town is situated approximately 480 kilometers northeast of Vancouver and 25 kilometers north of Vernon. Armstrong is only 8 kilometres south of Green Lion Farm and the Town of Enderby is about 5 kilometres from the farm.

Armstrong has a population of around 5,000 people and is known for its picturesque farmland, rolling hills, and beautiful natural scenery. The town is home to a number of parks and outdoor recreational areas, including Memorial Park and the Armstrong-Spallumcheen Trail, a popular hiking and cycling trail. Vernon, with a population of a little more than 40,000 is the largest city in the north Okanagan. Vernon is well known as a regional centre and as the gateway to Silverstar Mountain Resort, the north and world famous Okanagan lake.

Armstrong is a local hub for this predominantly agricultural sub-region of the north Okanagan, with the area's fertile soil and temperate climate make it an ideal location for farming. There are also a number of small businesses and shops in the town, catering to both locals and visitors. This is also an area rich in recreational amenities including nearby lakes, fishing, boating, world-class skiing and much, much more.



## Agricultural Land Reserve (ALR)

Green Lion Farms is fully contained within the Agricultural Land Reserve (ALR). The ALR is a provincially mandated land-use designation administered by an independent commission known as the Agricultural Land Commission (ALC). Established in the early 1970's, the purpose of the ALR is to preserve and protect agricultural land in the province of British Columbia for future generations. Approximately 5% of BC's land base, the most agriculturally important, is located within the ALR. The ALR covers approximately 4.7 million hectares of land within BC, including both private and public lands and takes precedence over other land uses - as such, local and regional government bylaws are planned in accordance with this provincial policy.

Expanding an agricultural business in the ALR can be a great opportunity for growth and increased profitability, as the ALR provides several positive attributes to the opportunity.



# The Opportunity

The opportunity presented in this offering involves the sale of a family business known as Green Lion Farms Ltd. The business consists of a fully automated container farming facility producing lettuces, micro greens and leafy greens for restaurants, grocers and wholesalers.

The Green Lion Farm Operation is producing leafy vegetables in self-contained growing containers. The expandable operation consists of 16 containers, each with 252 circulating growing trays. The building also contains cold storage and shipping facilities, staff lunch room, office and washrooms and change facilities.

The Green Lion Farm building was built in 2021 and is situated on approximately 3 acres within the larger 124 acre Canyon Valley Farm property. The facility is built in order to accommodate future expansion of the existing facilities.

Green Lion Farms is offered as a share transaction. It is currently owner-operated and can be purchased with Canyon Valley Farms or can but purchased with a long-term lease arrangement (to be negotiated).



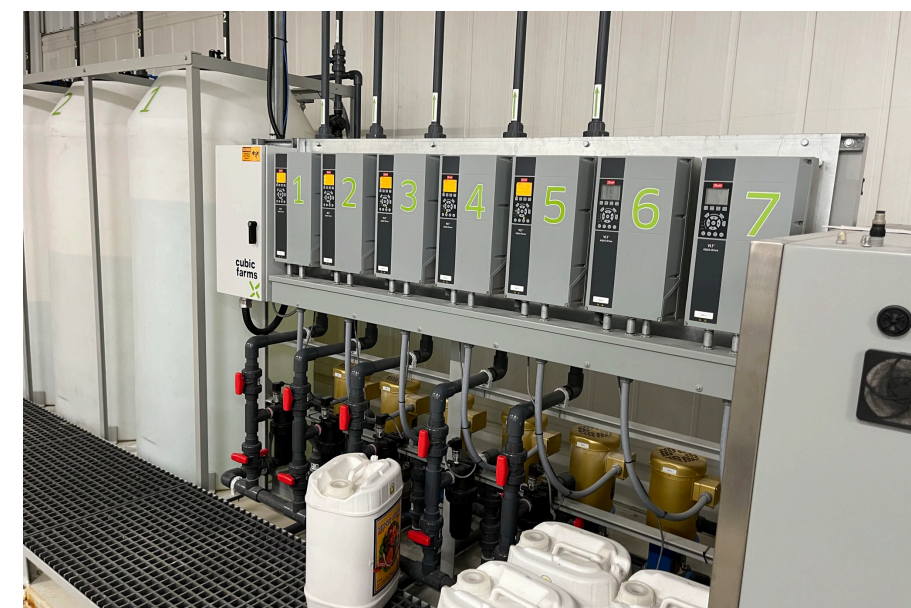
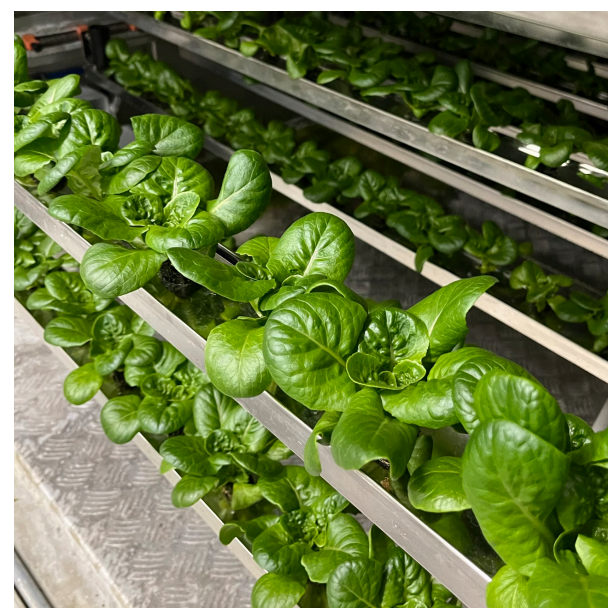
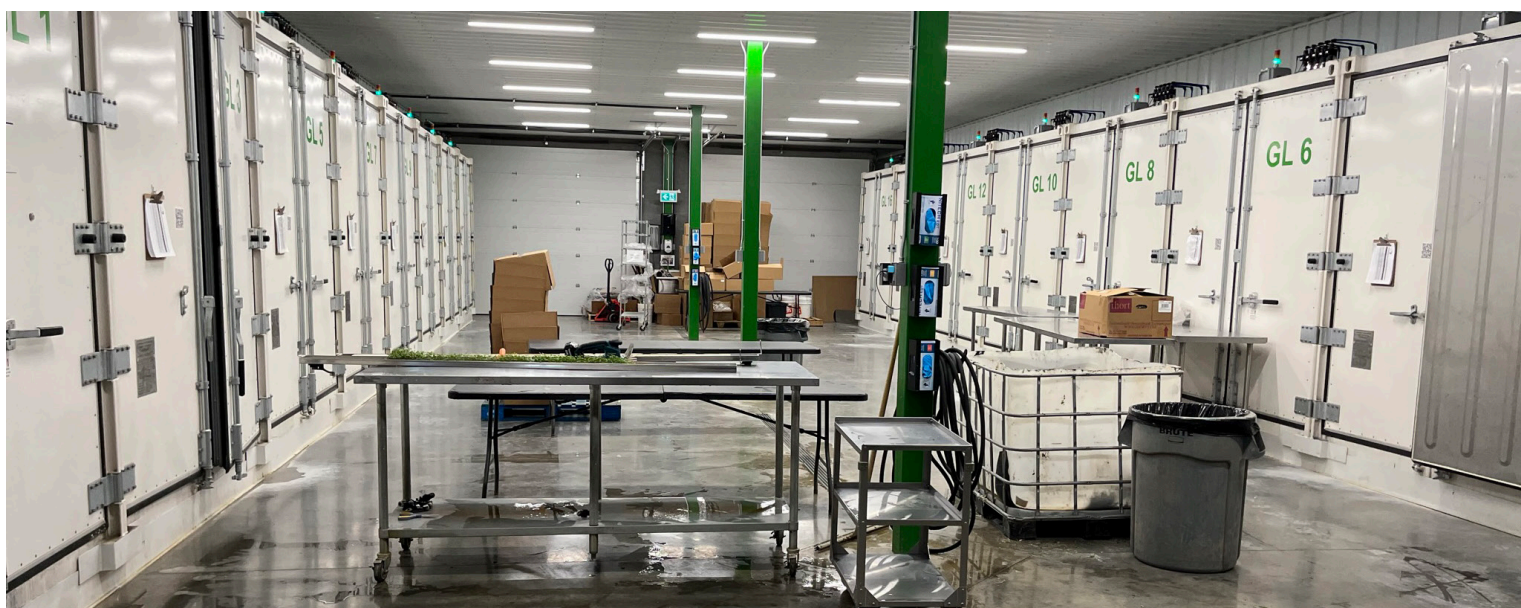
Water Dosing



## Salient Facts | Processing Facility

<b>Description</b>	Detached, single storey on grade, warehouse structure
<b>Total building area</b>	12,960 SF
<b>Construction</b>	Concrete
<b>Roof</b>	Metal
<b>Current Crops</b>	An assortment of lettuces, micro greens, basil, green leaf
<b>Access</b>	Hullcar Road and Canyon Road
<b>Water Information</b>	The site provides water rights and 3 newer wells (shared with Canyon Valley Farms) on the site. These irrigation wells are licensed for 108,480 cubic meters per year. The site has positive development potential within the confines of the zoning bylaw and the stipulations of the Agricultural Land Reserve.
<b>Comments</b>	The interior comprises of an office, bathroom, insulated cooler, electrical room and production floor. The interior is finished with polished concrete floors, exposed ceilings and corrugated metal walls. The building is in excellent condition with state-of-the.







# UNIQUE PROPERTIES

UniqueProperties.ca

## Green Lion Farms Ltd.

Armstrong, British Columbia, Canada

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