
Eltopia West Greenhouse

Greenhouse Business For Sale

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11-09-18
ELTOPIA WEST GREENHOUSE



Greenhouse business for sale includes; 3.5 acres, a residence, detached garage, shop, +/- 53,000 square feet of greenhouse, equipment, current inventory, and goodwill. The business is located within the Columbia Basin Project and approximately 13 miles north of the City of Pasco.

SALES PRICE: \$683,500

PARCEL NUMBER: 123-590-169

PARCEL SIZE: 3.5 Acres

2019 PROPERTY TAXES: \$1,849.06

RESIDENCE:

- 1620 sf
- Fleetwood Manufactured Home with Eliminated Title
- Built 1994
- Domestic Well and Septic

DETACHED GARAGE:

- 864 sf
- Wood Framed
- Metal Sides and Exterior

SHOP:

- 3,360 sf
- Wood Framed with an Interior Office
- Metal Sides and Exterior

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Buyer and his/her agent are responsible for independently verifying all presented information.

ZONING: Ag Production (20 acre)

ACCESS: The property is accessed from Fir Road via ingress and egress easement rights.

IRRIGATION WATER: The domestic well is used for early season irrigation of start-ups. USBR water is pumped from the adjacent canal as soon as it becomes available. The domestic well does not have any commercial water rights.

GREENHOUSES AND EQUIPMENT LIST:

20 – (20'x96')

3 – (30'x96')

2 - (30'x48')

2 – (12'x96')

1 – (17'x48')

28 film covered tunnel greenhouses

heaters

tractor / box scraper / forks / brush hog

(76) racks

seeder machine

(115) blule racks

(117) lights

transplanter

transplanter belt

flat filler

Isuzu van

seeder & plant filler

shafer fans

plug popper

(24) plant carts

(2) dosater injectors

weed fabric

shade cloth

hands tools / power tools

irrigation piping

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INCOME STATEMENTS: Income Statements and Tax Return Summary shall be made available to qualified buyers only.

OWNERSHIP: The **real estate** and **greenhouse equipment** are owned by Nicole Judge dba Judge and Associates Enterprises, LLC

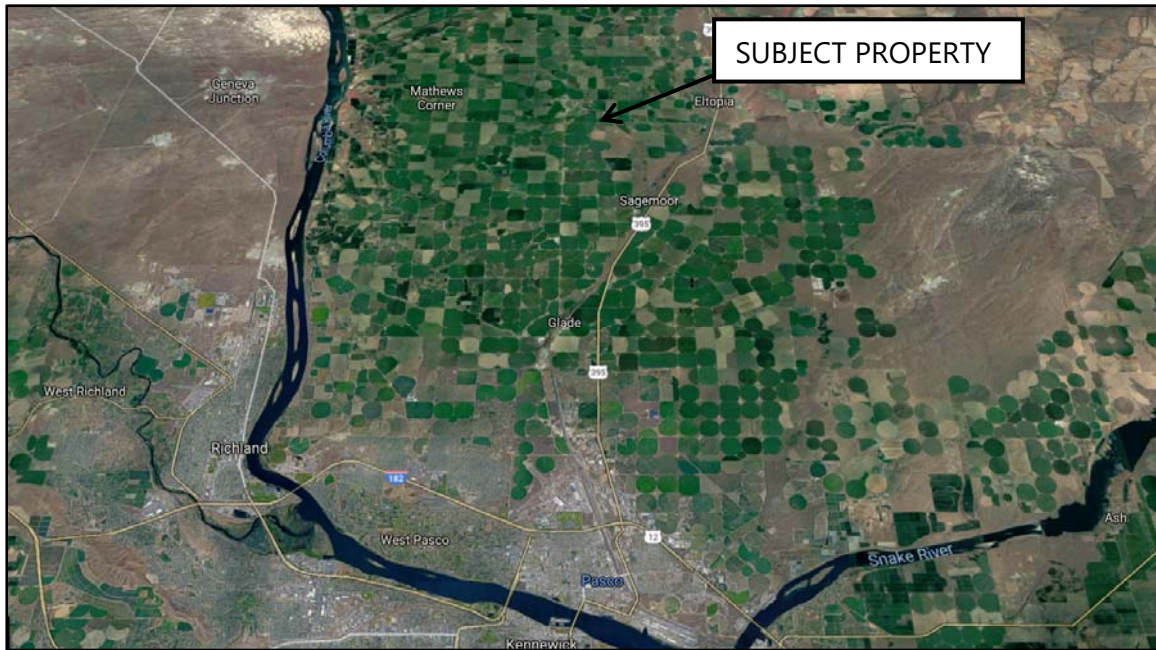
The **inventory** and **goodwill** (which includes a contact list of clients and a non-compete clause) are owned by Eltopia West Greenhouse, LLC

PRICING:

REAL ESTATE							
LAND / HOME / SHOP / GARAGE							\$ 345,000.00
PERSONAL PROPERTY							
GREENHOUSE EQUIPMENT							\$ 288,500.00
BUSINESS							
INVENTORY						\$ 30,000.00	
GOODWILL						\$ 20,000.00	
						\$ 50,000.00	
							\$ 683,500.00

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GENERAL AREA:



CONTACT:

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