

# Okanagan Landscapes

6468 Okanagan Landing Road, Vernon British Columbia

Multi-Zoned Prime Development Opportunity



*Prime Development Opportunity*



David Pusey  
\*Personal Real Estate Corporation

**DAVID  PUSEY**  
Okanagan Residential & Commercial Real Estate

250-550-4069  
[www.davidpusey.ca](http://www.davidpusey.ca)



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## The Property

The property is approximately 11.2 acres consisting of a single family home with R1 zoning and, C1 & R4 zoning. The property is a long triangular piece of land between Okanagan Landing and Okanagan Avenue. The frontage on Okanagan Landing is approx 1580 feet. The access to City services including water, sewer, natural gas run along Okanagan Landing Road and storm drainage would appear to be on the Northwest corner of the property.

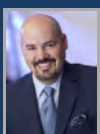
The home located on the property is in good condition and is approximately 2000 Sq.Ft. and has two stories with the main floor containing the living areas and there is an attached 2 car garage. The property surrounding the home is nicely landscaped.

## The Location

Located near the North End of Okanagan Lake which features beach and water access Lakefront pub and restaurant, Boat launch, grocery and mixed stores, across from a large park and indoor Soccer arena and minutes to downtown Vernon.

## The Opportunity

Develop into a variety of residential & commercial uses and perhaps up to as many as 200 units!



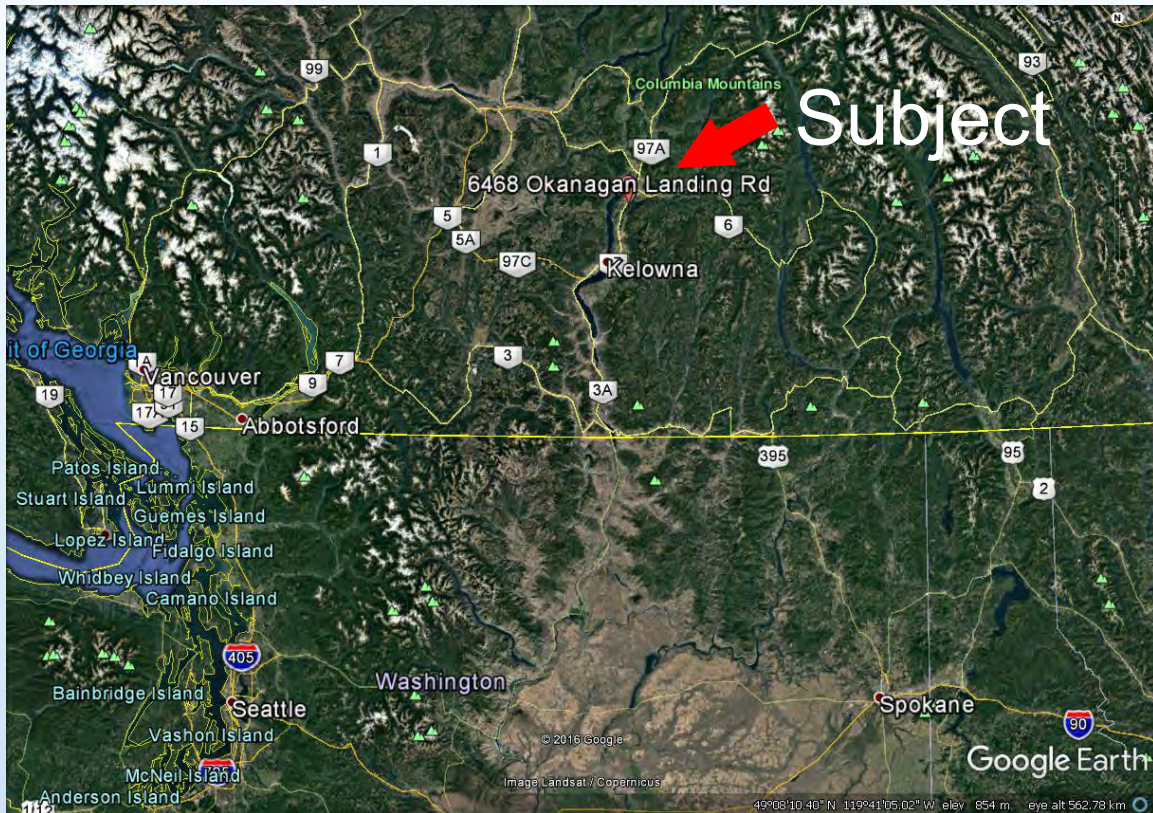
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# A short drive from Vancouver, Seattle & Calgary



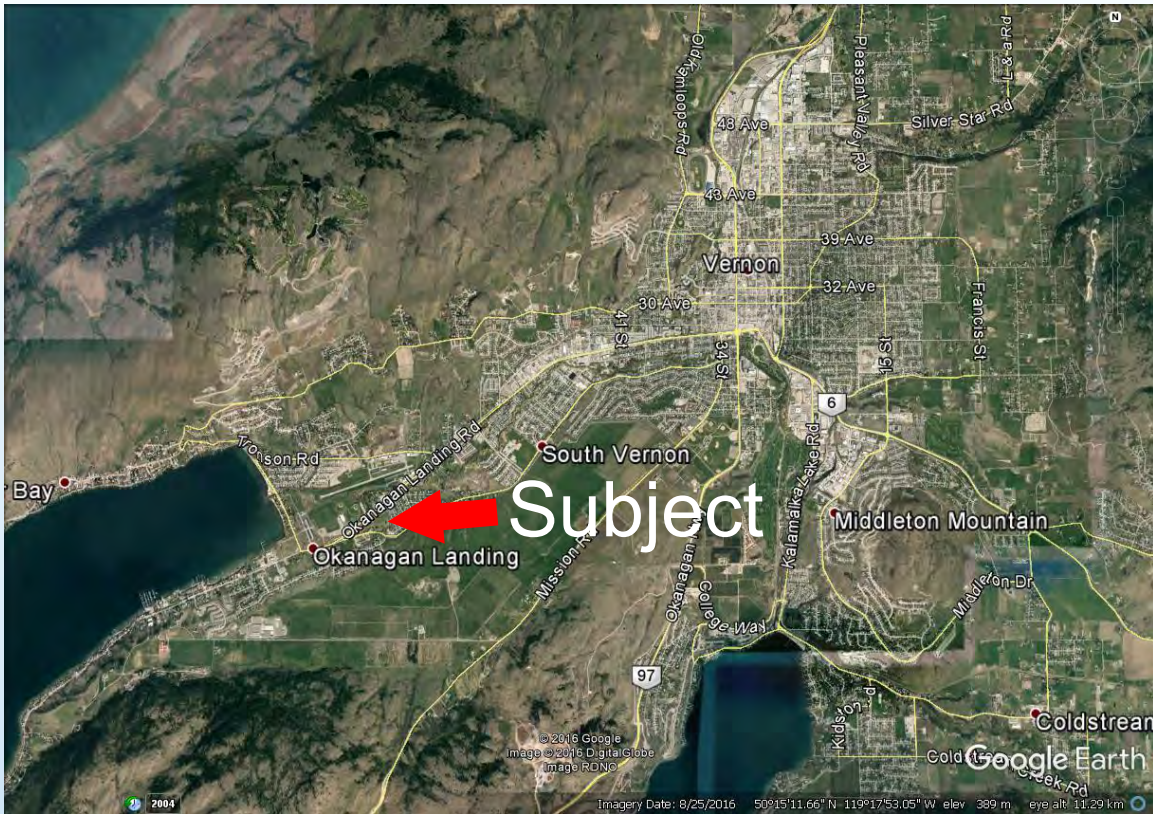
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# Central to Vernon and Amenities

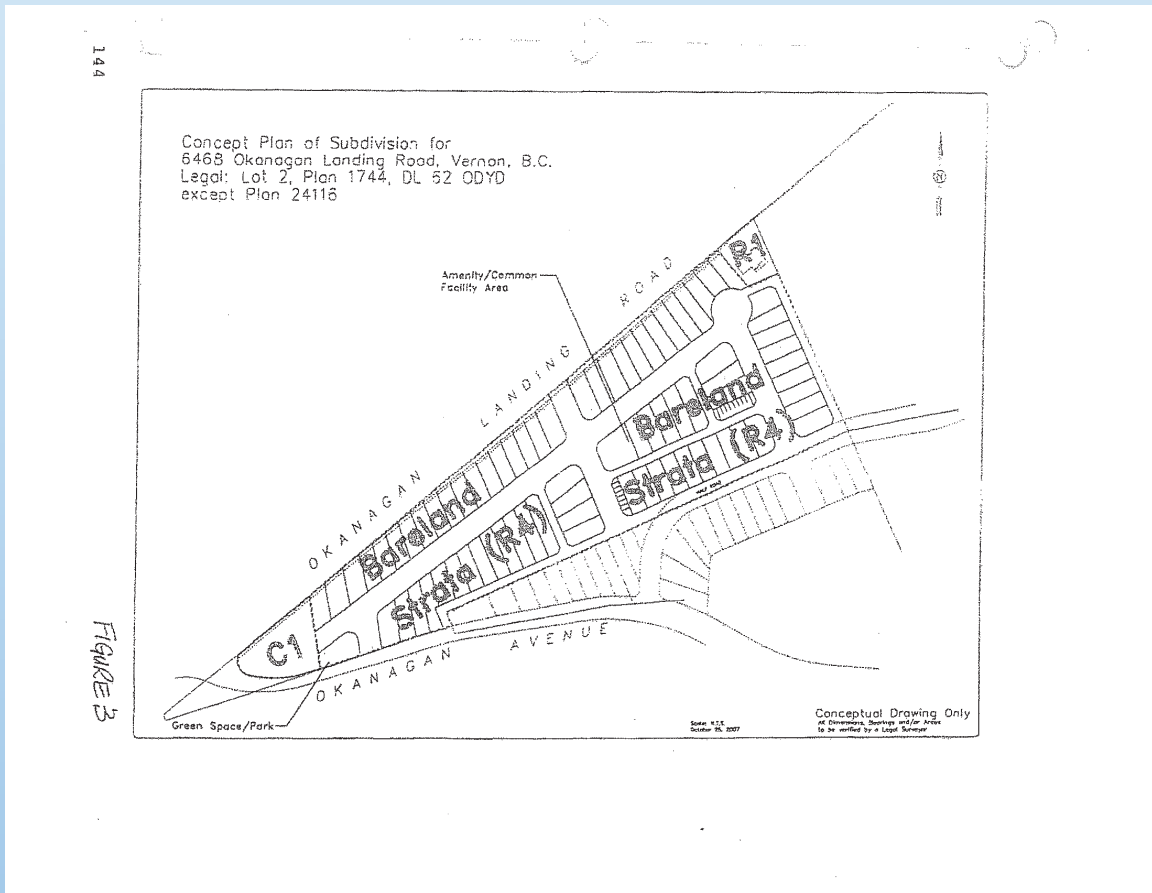


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Property highlighted in blue



### Legal Information:

Property Address: **6468 OKANAGAN LANDING RD**

Primary PID: **011-396-211**

Legal Type: **LAND**

Lot: **2** , Block: , Plan: **1744**

Long Form Legal:

**LOT 2 PLAN 1744 DISTRICT LOT 62 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 24116, & KAP86124.**

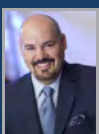
### Property Details:

Zoning: **MZ - MULTI ZONE**

### Assessment Information:

Folio	Assessment Set	Class	Net Land Value	Net Impr. Value	Net Total Value
07347.300	2017 COMPLETED ROLL	1- Res	\$2829000	\$21200	\$2850200

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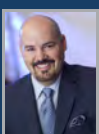
# Okanagan Landscapes



This is your opportunity to make your mark on the Okanagan and develop a large parcel of flat and well located land into your reality!.

For more information, please contact:  
David Pusey Personal Real Estate Corporation  
at 250-550-4069 or [davidpusey@shaw.ca](mailto:davidpusey@shaw.ca)

Data and information is belived to be reliable but should not be relied upon without verification



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