

5460 McDougald Road Peachland British Columbia

$9,900,000

PEACHLAND DEVELOPMENT OPPORTUNITY: MODULAR HOME COMMUNITY Rare opportunity to acquire or partner on a fully analysed 20acre residential development site in Peachland. The project is close to shovel-ready to convert underutilised industrial land into a 105-unit, master-planned modular home community. This opportunity addresses Peachland's need for attainable housing and is positioned for strong developer and investor returns. The land is wholly owned, unencumbered, and supported by extensive technical groundwork, with all major development risks identified and mitigated. The proposed concept features approximately 105 detached modular homes (1,200-1,700 sq. ft.) targeting retirees, down-sizers, and attainable ownership buyers. Key advantages include faster construction timelines, predictable pricing, and proven demand in the Okanagan. Phase 1 financials project a gross profit of \~$22.6M, with Phase 2 offering an upside of \~65 additional units. Servicing and infrastructure costs have been fully identified and budgeted. OCP amendment and rezoning are the remaining steps. *OPTION 2 INDUSTRIAL PARK* Keep the zoning as is and continue with the Industrial Park. The existing 40x100 warehouse and property are leased out for approximately $16,000 a month. Opportunity to build 7 more warehouses with 1 site already prepped and ready to poor concrete for a 50x100 warehouse.. Sewer, septic, water and gas to the existing warehouse. Seller will entertain Joint Venture (id:6769)

Listing Presented By:



Originally Listed by:
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