



10859 Clifford Road Vernon British Columbia

\$13,999,000

Unique opportunity to acquire a 32+ acre site located directly on Okanagan Lake off Westside Rd. This irreplaceable, flat site with over 1,700 ft. of lake frontage is open for development with no zoning restrictions in place. Potential developments include RV/campground, mobile home park, single family lot development, multi-family, mixed-use, resort/hotel or recreational uses. Approval process for a large-scale marina (up to 204 boat slips) is underway and anticipated for approval. All existing cabins are on annual leases and can be terminated to facilitate development. Environmental and archeological assessments recently completed. The acquired interest in the land will be a long-term lease of 98 yrs with potential for 125 yrs. The historic Westside Rd, originally part of the Hudson Bay Trail, offers a connection to Vernon from the South Okanagan without having to cross Okanagan Lake. The road is sought out by tourists and motoring enthusiasts for its natural beauty and 330 curves leading to its nickname "Tail of the Ogoopogo". Okanagan Indian Band (OKIB) is located at the head of Okanagan Lake in Vernon and their lands are comprised of 11,282 hectares, including the subject property. The attractiveness and prime locations of OKIB lands are drawing interest from a variety of developers for residential, commercial, and mixed-use projects. OKIB lands and Westside Rd offer incredible views, an abundance of lake front access and irreplicable development opportunities! (id:6769)

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