



10859 Clifford Road Vernon British Columbia

\$12,900,000

Exceptional development opportunity: 32+ acres of pristine Okanagan lakefront property with 1,400 feet of water frontage. This rare flat site offers unlimited potential with no zoning restrictions, perfect for resort/hotel, RV/campground, residential, multi-family, or mixed-use development. A large-scale marina development accommodating 204 boat slips is currently in the approval process, adding significant value to this investment. Located on historic Westside Road, known as the "Tail of the Ogo-pogo," this property benefits from strong tourist traffic between Vernon and the South Okanagan. The site includes existing cabins on terminable annual leases, providing immediate income while development plans progress. Recent environmental assessment is complete, streamlining the development timeline. This investment opportunity offers a 98-year lease (extendable to 125 years) on Okanagan Indian Band (OKIB) lands. Part of OKIB's 11,282-hectare territory at the head of Okanagan Lake, the property is situated in a rapidly growing region attracting significant developer interest for residential, commercial, and mixed-use projects. Key features include no zoning restrictions, marina development potential, extensive lake frontage, complete environmental assessments, and flexible development options. This rare offering combines location, size, and development readiness in one of Canada's most dynamic real estate markets. (id:6769)

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