



## 5895 Okanagan Avenue Vernon British Columbia

\$1,850,000

17 acres on Okanagan Ave near Fulton Secondary School and a few minutes to Okanagan Lake. Only 2 acres can be developed. According to a recent "Wetlands and Aquatic Habitat Assessment" report most of the property is designated wetland, except for a 2 acre portion fronting Okanagan Ave. which, under the OCP will support a rezone to MUS (Multi-unit small) or MUM (Multi-unit Medium), 3-4 storeys in height. Vernon Creek borders the rear of the property. The property is rectangular with 350ft frontage and 1,400 ft avg. depth (measurements approximate). The whole site is vacant and in its natural state. Currently zoned AGRS - Agriculture & Rural: Small Block (Non-ALR). OCP designation is "Suburban Neighborhood". Possibly a great TH site. Services from neighboring subdivision (Canary Drive) to be confirmed. Permitted encumbrance is Under Surface Rights (Crown, 1979), otherwise clean title. New zoning may also allow supportive housing. Recent environmental engineer report available. (id:6769)

Listing Presented By:



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