



7850 Redwing Road Vernon British Columbia

\$5,890,000

Incredibly rare opportunity to develop a lakefront property in the Okanagan! Located at the north end of Vernon directly on Swan Lake this 6.944 acre property is ready for development with site-prep, servicing, landscaping, riparian, and other work recently completed and permits in place. Dock approval directly on Swan Lake pending. This property is zoned Recreational Commercial (C5) which allows for Mobile Home/RV/Campground uses. Current plans and permits are for 44 pads with an amenity building, pool, hot tub, indoor golf simulator, common washrooms, and maintenance building. Existing on the property is a beautiful 2,377 sq.ft. house with large patio and detached 1,000 sq.ft. garage/shop area. This current home is planned to be converted and form part of the amenities building. The property is already serviced from an existing water main along the North property line and has connections in place for natural gas, electricity, and the future sewer line coming soon to the area. Located next to the Swan Lake Market, across the highway from Splashdown waterslides park, and minutes from the commercial hub of Vernon offering all shopping and services amenities. Potential to form strata for property and sell individual pads once sewer in installed. RDNO may consider other types of development for this property. Contact listing agents for more information.

**Investment package available with signed NDA showing development plans for the site and amenities building, details on site work, landscaping, riparian, and other work already completed (over \$1.5M of work completed to-date). (id:6769)

Listing Presented By:



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