



## 7850 Redwing Road Vernon British Columbia

\$6,490,000

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 over \$2 million of site preparation completed including earthworks, servicing, landscaping, riparian improvements, storm ponds, regional pathway, and a brand new dock. Zoned Recreational Commercial (C5), permitted uses include mobile home park, RV park, or campground. Current plans are for 45+ pads along with amenities building featuring a pool, hot tub, indoor golf simulator, common washrooms, and maintenance building. On the property is a beautiful, well-maintained 2,377 sf home with large patio and detached 1,000 sf garage/shop. These structures are intended to form part of amenities building once the site is developed. Utilities for the development of the site are available including a water main along the north property line, connections for natural gas and electricity. A future sewer line will be available along the north property line as well with construction set to begin Q2 of 2026 by the RDNO. The development plans for the site are designed to tie into the new sewer line and the property can be stratified for individual pad sales once sewer service is installed. RDNO may also consider alternative development proposals such as multi-family. Investment package available with signed NDA outlining development plans and all completed work to date. Contact listing agents for more details. (id:6769)

Listing Presented By:



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