



## Lot 2 Pleasant Valley Road Vernon British Columbia

\$10,800,000

Prime development opportunity in the City of Vernon. This 4.60-acre parcel is perfectly positioned for a townhouse development, offering a rare blend of rural tranquility and urban convenience. Property is currently zoned MUA (Multi-Unit Acreage: Small Scale). Flexible design options to utilize the current development concept plan or create a custom townhouse community tailored to market demand. Current concept plan incorporates a maximum density of up to 108 units, and City's OCP Zoning allows for up to 24 units/acre. Strategic location just a 10-minute drive to downtown Vernon, with easy access to Highway 97 for seamless commuting. Only 30 minutes away at Silver Star Mountain Resort, 40-minute drive to Kelowna International Airport (YLW), 5 minutes to Smart Centres with major retailers like Walmart, Rona, Tim Horton's and Best Buy, and a 4 minute walk to Butcher Boys Grocery and Silver Star liquor store. Just 11 minute drive to Okanagan College. All city utilities available at the property line, ensuring a smooth development process. (id:6769)

Listing Presented By:



Originally Listed by:  
Unison HM Commercial Realty



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