



## Old Kamloops Road Vernon British Columbia

\$2,449,000

A truly unique opportunity in the North Okanagan! Just minutes from downtown Vernon, this 23-acre property spans two separately titled parcels perched above Swan Lake, surrounded by estate homes and rolling farmland. Enjoy panoramic valley and lake views, exceptional privacy, and the flexibility to bring your rural vision to life. Located within the Agricultural Land Reserve (ALR), this property offers endless possibilities from a custom country estate or equestrian setup to a thriving farm, orchard, or Agri-tourism venture. No building scheme means you have the freedom to design and build as you wish. The property is well-served with municipal agricultural water, domestic water available at the lot line, a new 1,000-gallon septic system, and 600-amp electrical service ready to support intensive agricultural, commercial, or residential uses. At the heart of the acreage sits a beautifully renovated 4,500+ sq.ft. building, ideal for business operations, event space, or agricultural processing. A separate 1,250 sq.ft. custom-built production facility (constructed from four 40-ft high cubes) provides secure, temperature-controlled space perfect for microgreens, specialty crops, or food production. This is a rare combination of prime location, established infrastructure, and development flexibility all just five minutes from Vernon's shops, schools, and amenities. Vacant and available for quick possession, this property is ready for your next chapter to take root. (id:6769)

Listing Presented By:



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