

For Sale | 4.60 ac Development Lot

Pleasant Valley Rd | Vernon, BC

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THE OPPORTUNITY

This 4.60-acre development site in Vernon, BC presents a strategic opportunity for residential developers seeking scale, location, and market momentum. With a proposed site plan supporting up to 24 townhouse units per acre, the property offers immediate potential for a high-density multi-family project.

Centrally located with direct access to Highway 97 via Silverstar Road, the site benefits from excellent connectivity and visibility. Its proximity to Silver Star Resort and Vernon's shopping district enhances its appeal for both local residents and seasonal visitors, positioning it well for a lifestyle-focused community.

With strong provincial support, Vernon is targeting the delivery of over 1,800 new homes, reinforcing its role as a key residential hub in the North Okanagan. Large-scale development parcels are increasingly rare in the region, making this a unique opportunity for a 100+ unit project in a market with limited supply and rising demand. Vernon's blend of natural beauty, urban convenience, and growth momentum makes this site a standout opportunity for developers.



SALIENT FACTS

CIVIC ADDRESS Pleasant Valley Rd | Vernon, BC

LEGAL ADDRESS LOT 2 PLAN 9046 SECTION
11 TOWNSHIP 8 OSOYOOS
DIVISION YALE DISTRICT EXCEPT
PLAN 17810

PID 009-753-630

MUA | Multi-Unit Acreage;
Small Scale

ZONING **Allows up to 3 storeys including the following:*

- Detached housing
- Duplex housing
- Semi-Detached housing
- Row housing
- Townhouses

LOT SIZE 4.60 acres

UTILITIES Service available at or near lot line

ADDITIONAL DETAILS VTB Financing available for qualified buyers



▲ Kelowna, BC
53 km | 57 min

Location Overview



Vernon is a dynamic city located in the North Okanagan region of British Columbia, surrounded by picturesque lakes, Okanagan, Kalamalka, and Swan, and framed by rolling hills and mountain ranges. Its central location along Highway 97 provides easy access to Kelowna to the south and Kamloops to the north, making it a key connector in the Southern Interior. The city is also a gateway to Silver Star Mountain Resort, a major draw for year-round recreation.

Known for its four-season lifestyle, Vernon offers a blend of outdoor adventure, cultural amenities, and community charm. With a growing population and a diversified economy rooted in tourism, agriculture, and light industry, Vernon continues to attract residents and investors alike. Its natural beauty, recreational assets, and strategic location make it an ideal setting for residential development.

NEARBY AMENITIES

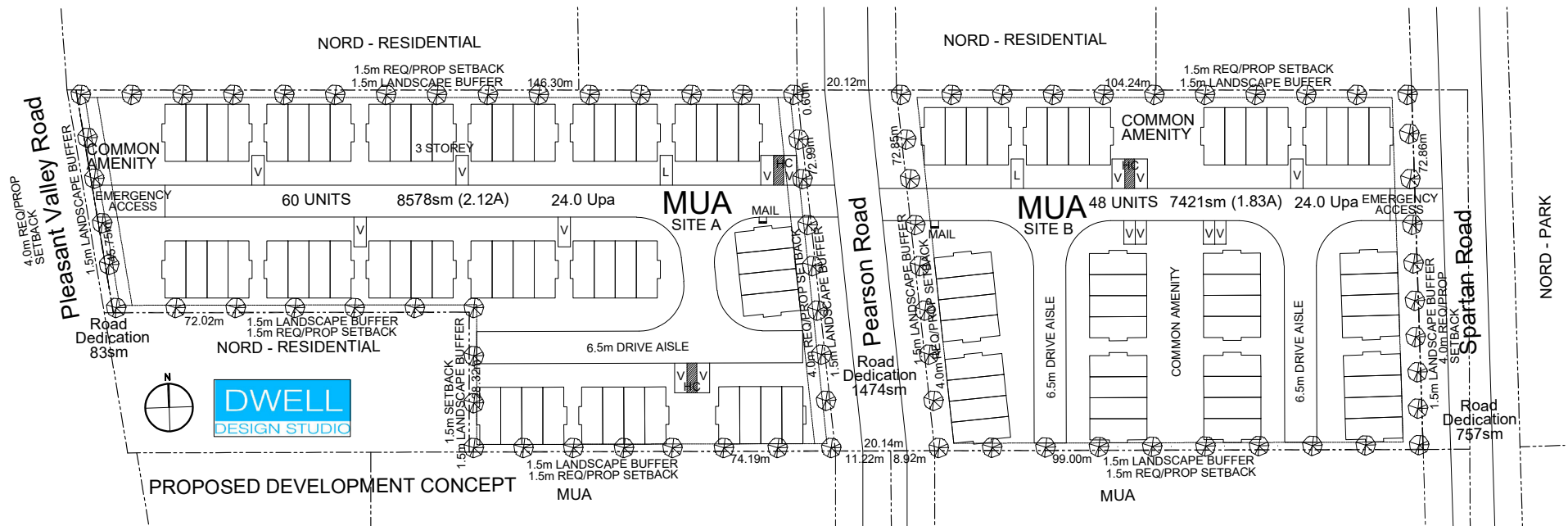
- 1 Village Green Shopping Centre | 1.5 km | 4 min
- 2 Vernon Jubilee Hospital | 4.3 km | 10 min
- 3 Kal Beach | 7 km | 11 min
- 4 Okanagan College - Vernon Campus | 7 km | 12 min
- 5 SilverStar Mountain Resort | 21 km | 21 min
- 6 Kelowna International Airport | 42 km | 36 min

Sicamous, BC
72 km | 57 min

Salmon Arm, BC
58 km | 45 min



Proposed Site Plan



ASKING PRICE

\$9,995,000

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