

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.

Vernon continues to grow as a key hub in the North Okanagan, supported by strong tourism, expanding infrastructure, and increasing demand for housing. This parcel offers a rare chance to contribute to the region's residential expansion while capitalizing on a location primed for long-term value and return.



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
ZONING	MUA Multi-Unit Agerage; Small Scale
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

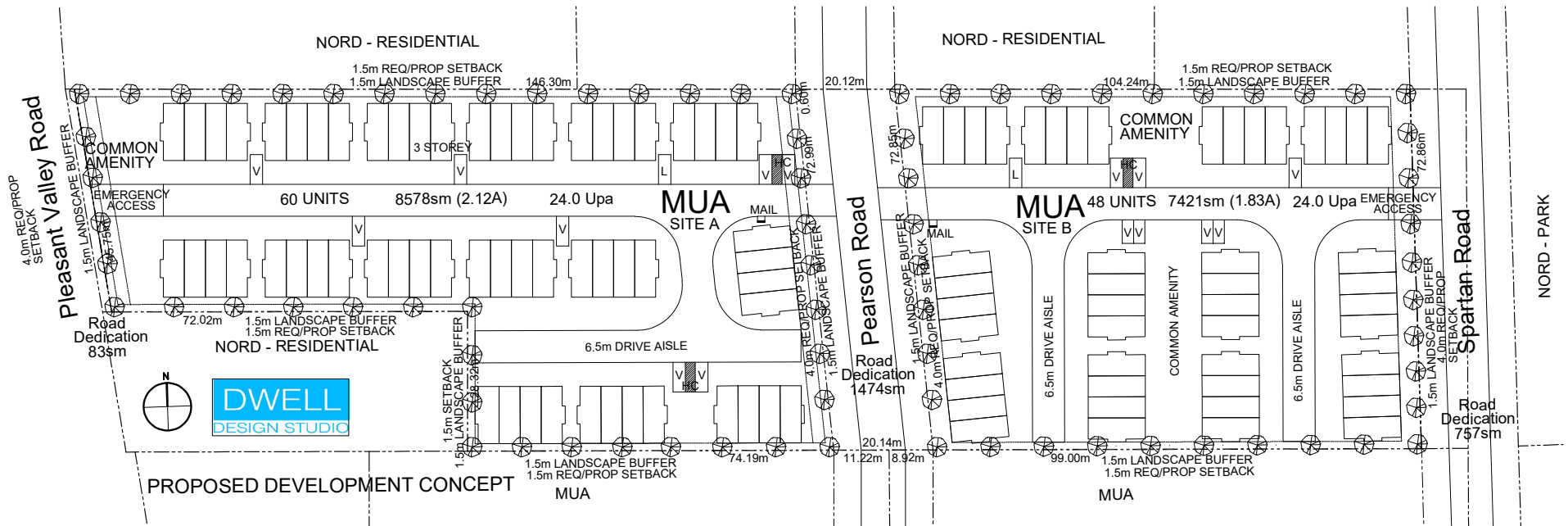
- 1 Kelowna International Airport | 42 km | 36 min
- 2 Okanagan College - Vernon Campus | 7 km | 12 min
- 3 SilverStar Mountain Resort | 21 km | 21 min
- 4 Village Green Shopping Centre | 1.5 km | 4 min
- 5 Vernon Jubilee Hospital | 4.3 km | 10 min
- 6 Kal Beach | 7 km | 11 min

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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