

\$12,900,000 - 10859 Clifford Road, Vernon

MLS® #10357312

\$12,900,000

0 Bedroom, 0.00 Bathroom,
Recreational on 32.08 Acres

Okanagan North, Vernon, British Columbia

Exceptional development opportunity: 32+ acres of pristine Okanagan lakefront property with 1,400 feet of water frontage. This rare flat site offers unlimited potential with no zoning restrictions, perfect for resort/hotel, RV/campground, residential, multi-family, or mixed-use development. A large-scale marina development accommodating 204 boat slips is currently in the approval process, adding significant value to this investment. Located on historic Westside Road, known as the "Tail of the Ogoogo," this property benefits from strong tourist traffic between Vernon and the South Okanagan. The site includes existing cabins on terminable annual leases, providing immediate income while development plans progress. Recent environmental assessment is complete, streamlining the development timeline. This investment opportunity offers a 98-year lease (extensible to 125 years) on Okanagan Indian Band (OKIB) lands. Part of OKIB's 11,282-hectare territory at the head of Okanagan Lake, the property is situated in a rapidly growing region attracting significant developer interest for residential, commercial, and mixed-use projects. Key features include no zoning restrictions, marina development potential, extensive lake frontage, complete environmental assessments, and flexible development options. This rare offering combines location, size, and development readiness in one of Canada's most dynamic real estate markets. (id:6289)



Essential Information

Listing #	10357312
Price	\$12,900,000
Bathrooms	0.00
Acres	32.08
Type	Recreational
Sub-Type	Leasehold/Leased Land

Community Information

Address	10859 Clifford Road
Subdivision	Okanagan North
City	Vernon
Province	British Columbia
Postal Code	V1H2H2

Amenities

Utilities	Electricity, Telephone
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Chamberlain Property Group
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