



#### SMART CENTRES

This shopping centre features big name stores like Walmart, RONA, BestBuy, Value Village, Home Sense and many other retailers.



# FOR SALE

Anderson Ranch  
Proposed Multi-Family/Commercial Village  
Vernon, BC

## PROPERTY DETAILS

- 23.8 acre, 2 title assembly next to Smart Centres (Walmart, Best Buy, Tim Hortons and Liquor Store)
- Pre-zoned for Commercial, Mixed-use/Multi-Family (Max: 8 storeys, 3.5 FAR)
- Ideal for subdivision into lots for rental apt's, townwhomes, senior's housing, commercial
- Extensive due-diligence studies already paid for (Geotech, Heritage, concept plans, topography)

# FOR SALE

\$9,000,000

(\$473k/acre based on  
19 useable acres)

## LAND DEVELOPMENT OPPORTUNITY

5975 Lefoy Rd & 6141 Hwy 97N  
Vernon, BC

*HM Commercial Realty is pleased to present an exceedingly rare opportunity to acquire 23.8 acres next to Walmart anchored power retail centre. Provides economy of scale for vertical development, walkable to future park, transit & amenities plus lakeviews from upper benches.*

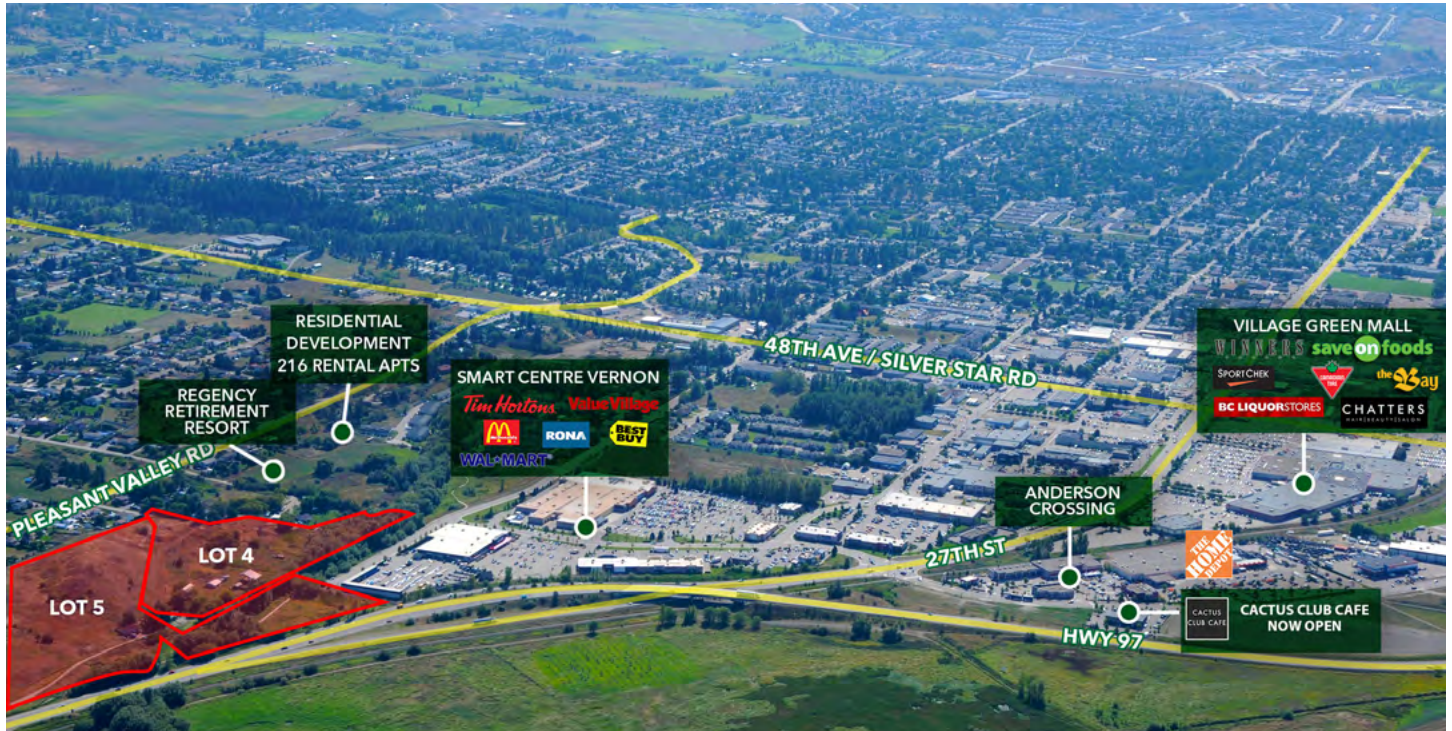
The property is directly across from major retailers like Walmart, Best Buy, Rona, Tim's, McDonald's, plus Cactus Club, Canadian Tire, Superstore, Save On Foods, the Brick.

## GROWING COMMUNITY

- Vernon in dire need of more housing (full report available)
- City has identified this property to be part of a new Village Centre with significant density
- Big City Amenities Include:
  - » 30 min's to Silver Star Ski Resort only 30 minutes away,
  - » 8 min's to Kal Tire Place: Modern Arena (home to Vernon Vipers Junior Hockey)
  - » 8 min's to new \$131 Million Active living centre (50m pool) [YOUTUBE LINK](#)
  - » New Greater Vernon Cultural Centre - \$70M+ [LINK HERE](#)
- Priced to sell at \$9.0M (\$473k/acre based on 19 useable acres)



# PROPERTY DETAILS



<b>CIVIC ADDRESS</b>	5975 LeFoy Road, Vernon, BC	6141 Highway 97, Vernon, BC
<b>LEGAL DESCRIPTION</b>	Lot 4 Plan KAP68038 Section 11 Township 8 Land District 41 Except Plan EPP56407 AND EPP70680 ODYD	Lot 5 Plan KAP68038 Section 11 Township 8 Meridian Land District 41 Except Plan KAP71859 AND EPP70680 ODYD
<b>PID</b>	024-914-886	024-914-894
<b>LAND AREA</b>	8.4 acres	15.4 acres
<b>ZONING</b>	MSH Medium Scale Housing	CMUB Commercial Mixed Use: Business & MSH Med Scale Housing
<b>MAX FAR</b>	3.0 FAR	2.0 FAR
<b>MAX HEIGHT</b>	8 Storeys	4 Storeys

# AERIAL MAP

The Subject properties are located next to the new Regency Parkwood Retirement Residences and Smart Centres (Walmart, Rona, Tim Horton's, Best Buy) and easy walking distance to transit. They are a short 11 minute drive to Okanagan College, 26 minutes to SilverStar Mountain Resort and 35 minutes to Kelowna International Airport & UBC Okanagan.

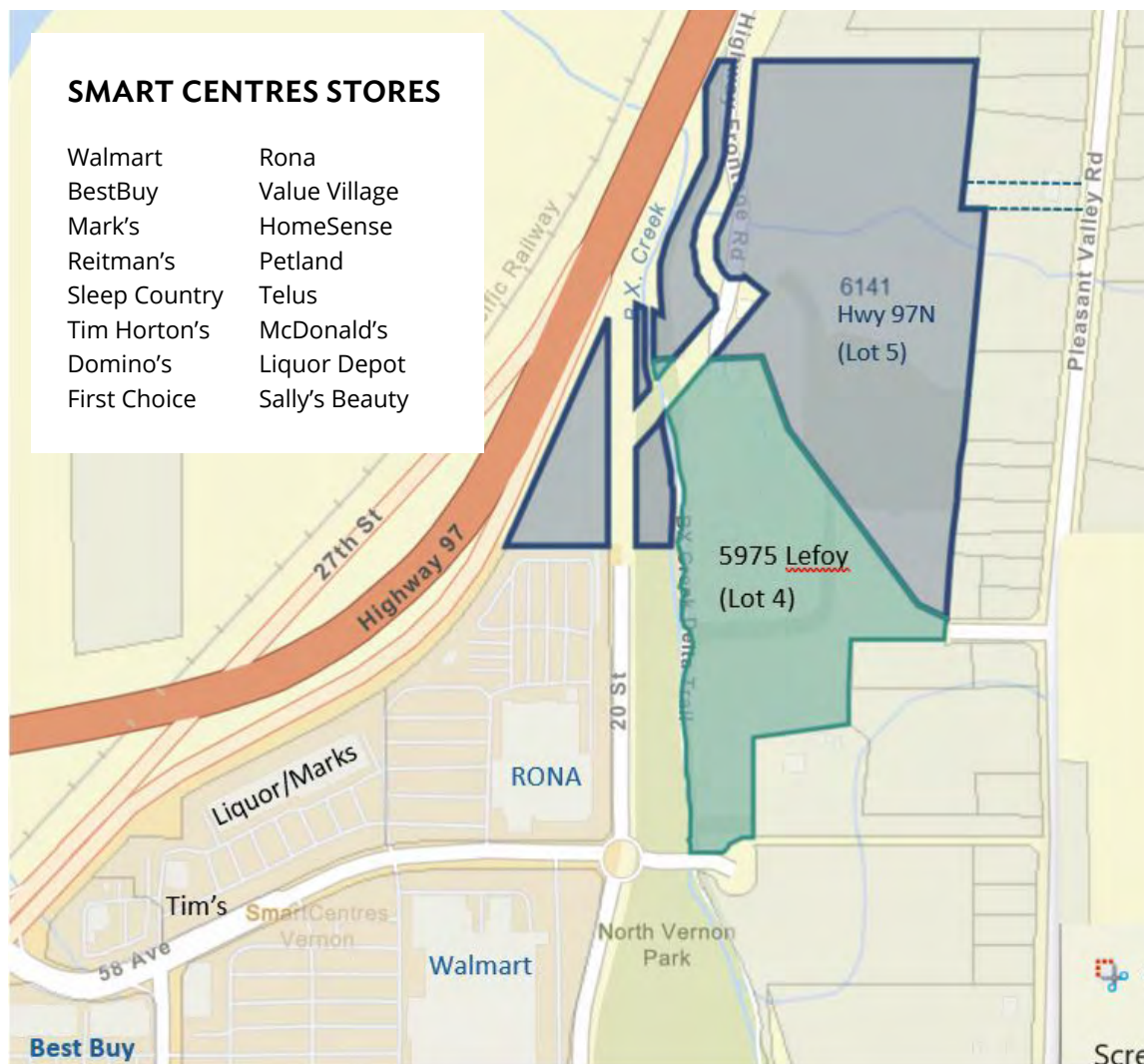


# 5975 LEFOY ROAD

This 23.8 acre assembly (shaded below) is a hillside property adjacent to BX Creek and a planned nature path within the riparian area. Riparian setbacks have already been negotiated down from 30m to 15m.

New zoning allows up to 3.5 FAR but a density of 1.8 is theorized which is ideal for up to 400 rental apartment units which the City desperately needs. Access comes from cul de sac on 58 Ave.

A conceptual plan shows a subdivision with a future road to connect up the hill to Pleasant Valley Road. This allows for a variety of multi-family, commercial and even retirement home uses.



# PHOTOS

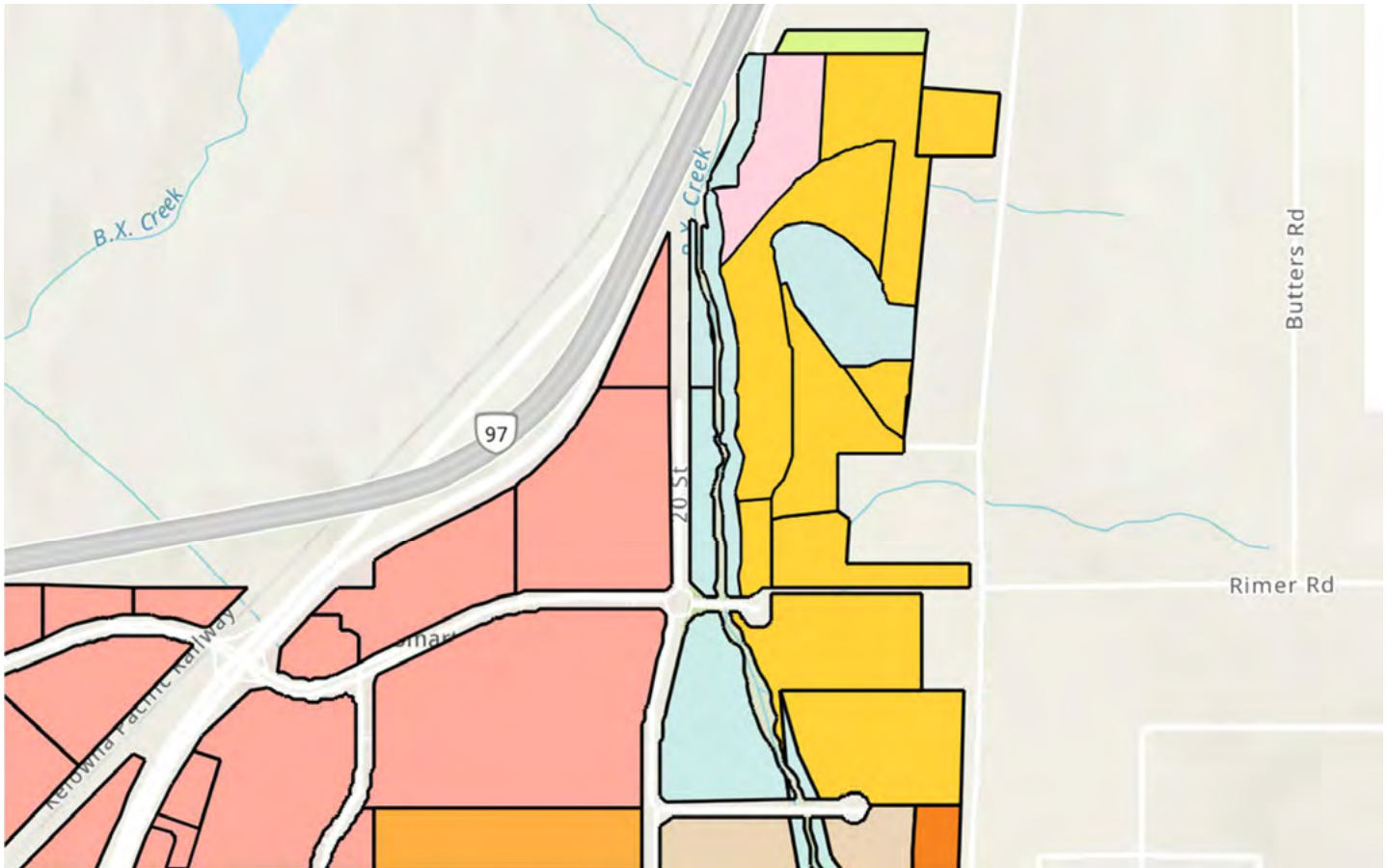
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A trail network and future park is also planned for this area. Transit is easily accessible and there a number of new residential developments in the area.

The Vendor has made significant geotechnical improvements to the lower area east of BX Creek including compaction and addition of nearly 15,000 cubic metres of fill. This area benefits from pre-negotiated riparian setbacks (down from 30 to only 14.76 metres), which increases the buildable area.

# NEW ZONING MAP



MUM: Multi-unit: Medium Scale

MSH: Medium Scale Housing

RTH: Resort Tourist Housing

RCC: Resort Commercial Centre

CMUN: Commercial Mixed Use: Neighbourhood

CMUB: Commercial Mixed Use: Business

## **MSH: Medium Scale Housing**

Max Height is 8 storeys, Max FAR up to 3.0

## **CMUN: Commercial Mixed Use Neighbourhood**

Max Height is 4 storeys, Max FAR up to 2.0

## **CMUB: Commercial Mixed Use Business**

Max Height is 8 storeys, Max FAR up to 3.5



# VERNON

## VERNON CITY REPORT

*Major Employers: Government & Education, Agriculture, Forestry, Manufacturing, and Technology*

### POPULATION

**44,519**

11% increase census to census

### HOUSING \$

**\$714,380**

Avg. Single Family House Pricing

### INCOME

**\$66,500**

Median Household Income After Tax

### PERMITS

**69**

Development Permits Jan - Sep 2023

	Trade Area Pop.	Avg HH Income	# of Households	Median Age
<b>10 KM</b>	60,606	\$101,863	25,342	47 years
<b>20 KM</b>	72,558	\$103,397	28,898	48 years

# THE FINE PRINT

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# LEADERS IN COMMERCIAL REAL ESTATE

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