



Rare 25-Acre Residential Development Site With Amazing Mountain and Lake Views

For Sale: 6400 Okanagan Avenue, Vernon

WILLIAM | WRIGHT



THE OFFERING

Rare 25-Acre Residential Development Site

6400 Okanagan Avenue, Vernon, BC presents an exceptional opportunity to acquire a 25.2-acre residential development site in one of the North Okanagan’s most desirable communities. Rezoned to MUS – Multi-Unit: Small Scale, the property has the potential to accommodate detached housing, duplexes, semi-detached housing, row housing and townhouses. This offers developers the ability to deliver a highly sought-after housing product in a market experiencing sustained population growth and strong housing demand.

Perched above the surrounding area, the site enjoys spectacular lake, valley, and mountain views, creating a compelling lifestyle offering for future residents. The property benefits from close proximity to Okanagan Lake, schools, parks, shopping centres, and a wide range of recreational amenities, providing convenient access to the amenities that make Vernon one of British Columbia’s premier places to live.

With the zoning already in place, the property offers a rare development opportunity with flexible housing forms. As residential demand continues to be strong throughout the North Okanagan, 6400 Okanagan Avenue represents a unique chance to secure a large-scale development site that is ideally positioned to capitalize on the region’s continued growth and long-term housing needs.



THE OFFERING

RARE 25-ACRE RESIDENTIAL DEVELOPMENT SITE

PROJECT SCOPE

ABILITY TO DEVELOP DETACHED HOUSING, DUPLEXES, SEMI-DETACHED HOUSING, ROW HOUSING AND TOWNHOUSES

FURTHER DETAILS

ZONING ALREADY IN PLACE

LOCATION

AMAZING LAKE, VALLEY AND MOUNTAIN VIEWS



SALIENT FACTS

Project Details

LOT SIZE
± 25.2 ACRES

POTENTIAL RESIDENTIAL LOTS
128

ZONING
MUS – MULTI-UNIT: SMALL SCALE

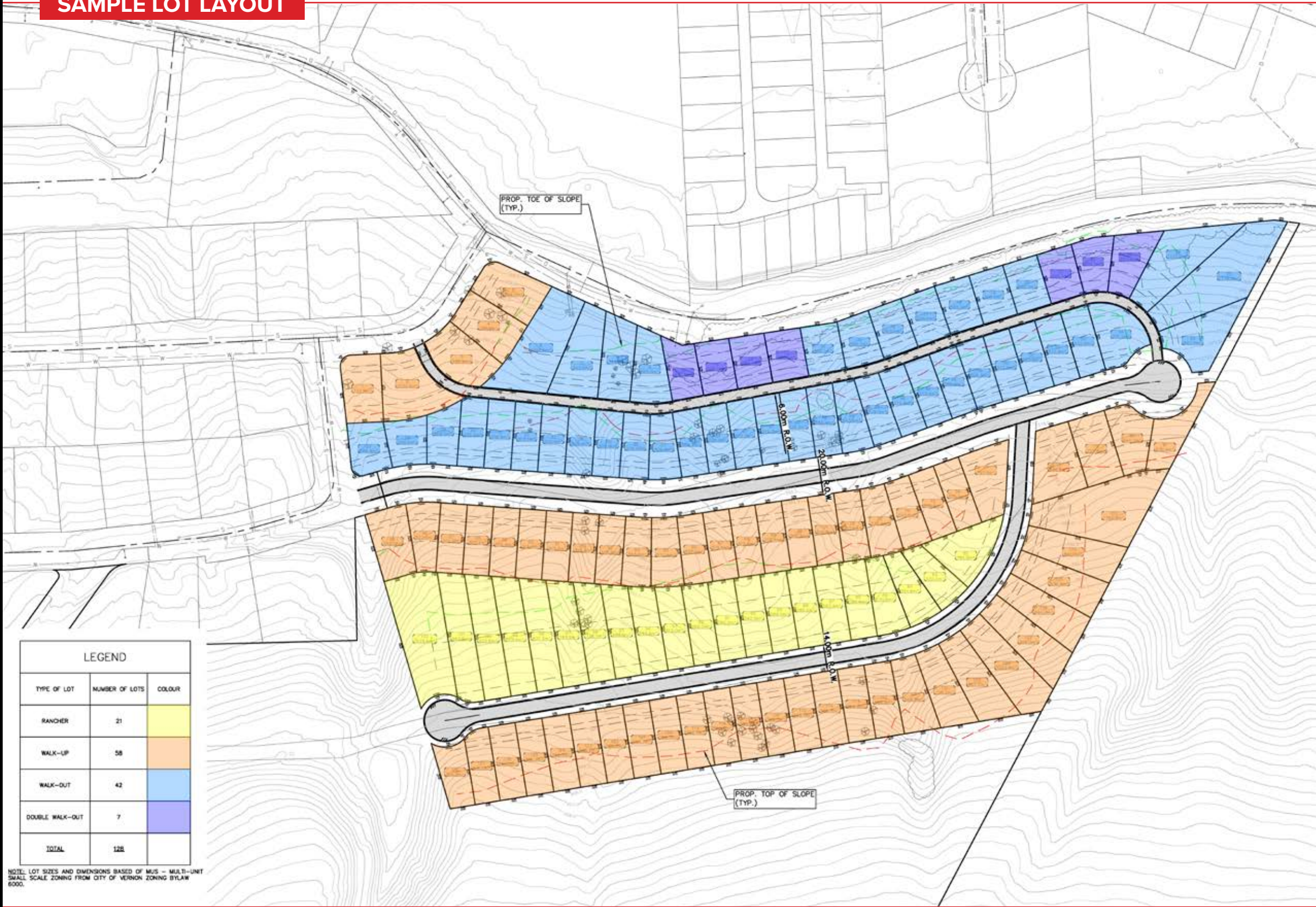
OCP DESIGNATION
HILLSIDE RESIDENTIAL
DESIGNATION: LOCATED IN
NEIGHBOURHOOD PLANNING
AREA 2

PID
027-373-291

LEGAL DESCRIPTION
LOT 1, SECTIONS 19 & 20, TOWNSHIP 9 AND DL LOTS
62 & 63 ODYD, PLAN KAP85838

PRICE
\$9,900,000

SAMPLE LOT LAYOUT



The Sample Lot Layout is for illustrative purposes only and is intended to demonstrate one potential development concept. Any future development of the property is subject to the City's standard planning and approval processes. The City has not endorsed or approved the illustrated layout and makes no representations or guarantees regarding future development approvals.

Survey Plan with Aerial Overlay of Subdivided Lot



MUS – Multi-Unit: Small Scale



9.1.1 Purpose

To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m2 (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. (Bylaw 6012)

9.1.2 Permitted Uses

Uses permitted as Principal or Accessory Uses in this zone are indicated with 'x' in the following table and Uses not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Small Scale Multi-Unit Housing	x	
<i>Commercial</i>		
Home Based Business		x
Short-term Rental Accommodation		x
<i>Community</i>		
Housing Care Centre	x	
Supportive Housing	x	
<i>Agricultural</i>		
Urban Agriculture		x

Demographics



73,500
Greater Vernon
Population (2025)



49,527
City of Vernon
Population (2025)



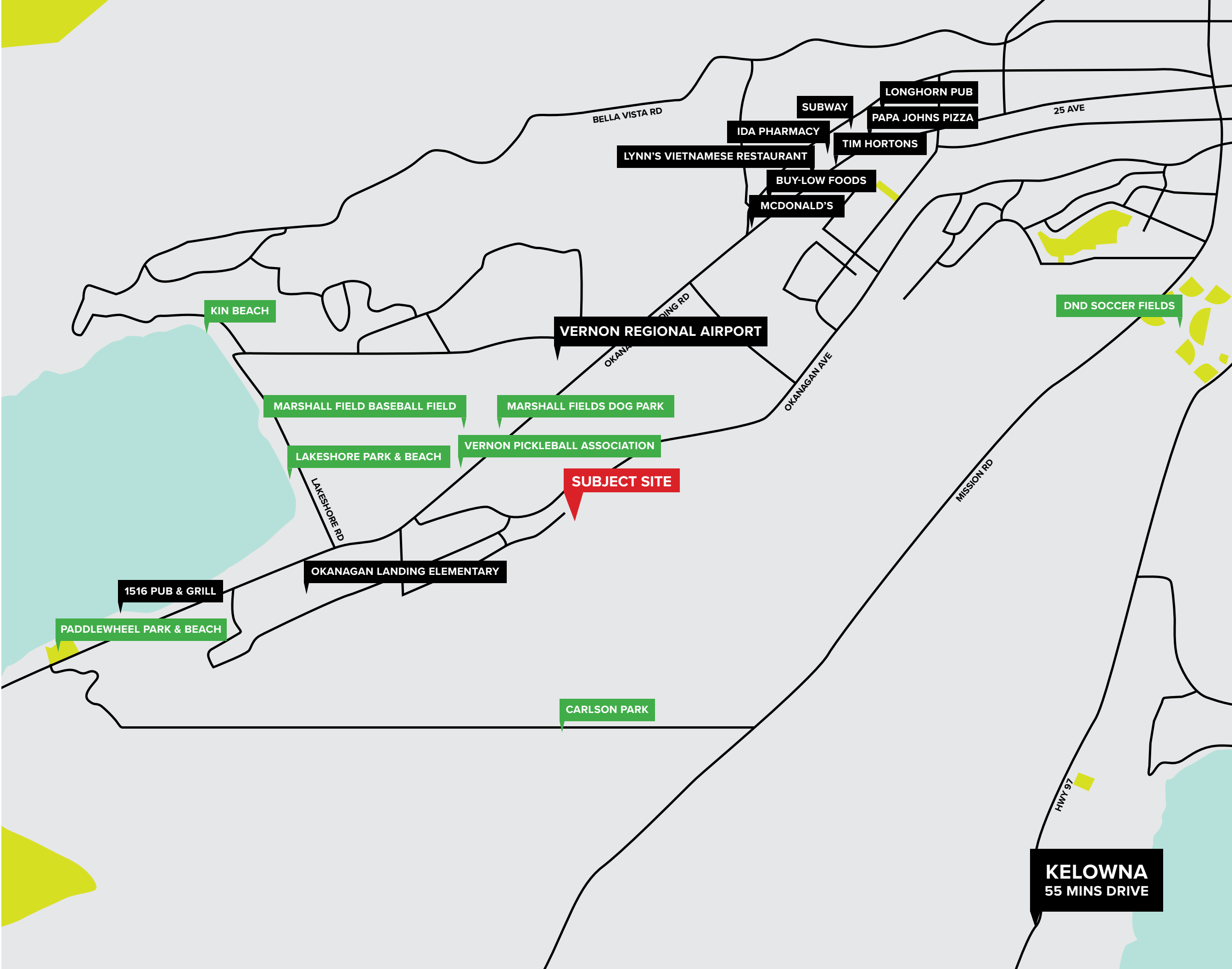
383,000
Est. Central Okanagan
Population 2046



60,000/day
Highway 97
Traffic Count



34,365
Business Count in
Central Okanagan



LOCATION

Be Part of the Okanagan Landing Community

Situated in the highly desirable Okanagan Landing area of Vernon, 6400 Okanagan Avenue presents an exceptional development opportunity in a path of growth area in the City. The site is easily accessible from Okanagan Landing Road and Okanagan Avenue and is surrounded by established and emerging residential communities.

Drive Times



2 Mins
Okanagan Lake



5 Mins
Vernon Regional Airport



10 Mins
Hwy 97



11 Mins
Okanagan College



11 Mins
Central Vernon



36 Mins
YLW Kelowna Airport



38 Mins
UBC Okanagan



55 Mins
Downtown Kelowna



Photos are not exact lot lines and are for illustrative purposes only.





For More Information Contact

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