

## AUCTION Okanagan Lake Multi-Use Development Property Opportunity



**Harcourts** 

## 625 Highway 97 South Summerland, BC

### Opportunity

Here is over 28 acres with 1,400 feet of lakeshore. This estate property comprises 5 contiguous parcels offering 180-degree lake and valley views. The gently sloping topography provides elevated lake views and would support a variety of enhanced agricultural development including vineyard. Neighbouring zoning indicates opportunity for comprehensive residential redevelopment with mixed commercial uses.

This is truly a once in a generation opportunity to own one of the last, large Okanagan Lake lakeshore properties. Buy and hold to enjoy a private lakeshore estate, enhance the available agricultural benefits with the option to engage in a comprehensive, phased redevelopment of the lands.

### Make an offer today to buy now, or register to bid at live auction October 15<sup>th</sup>, 2020.

#### Tim Down

Managing Broker & Principal 250 864 9140 tim.down@naiokanagan.ca

### Greg Paddy

Realtor & Principal 778 822 5012 greg.paddy@harcourts.net

### Theo Birkner

Managing Broker & Principal 778 558 7669 theo.birkner@harcourts.net NAI Commercial Okanagan Suite 219, 1980 Cooper Rd Kelowna, BC V1Y 8K5 naiokanagan.ca

Harcourts Real Estate Suite 1, 315 Lonsdale Ave North Vancouver, BC V7M 2G3 harcourtsrealestate.ca



## Harcourts

# 625 Highway 97 South, Summerland, BC

### Summerland Lakeshore Estate Land Auction

This rare opportunity to acquire an estimated 1,400 lineal feet of pristine low bank lakeshore land with over 28 acres of lands along the southwestern shores of Lake Okanagan. The property is comprised of 5 individual land parcels located within the Regional District of Okanagan-Similkameen, halfway between the historic communities of Peachland to the north and Summerland to the south.

The lands are bisected by Highway 97 South with direct vehicle access from north and south bound traffic. The lands are bounded to the north by the Fitzpatrick Family Vineyards at Greata Ranch (www. fitzwine.com) and the Okanagan Lake Provincial Park to the south.

The eastern lakeshore land area is approximately 16 acres with the balance of the western lands on the upland hillside. The lakeshore land component is currently zoned CT2s, Campground Commercial Zone which allows for additional motel use with a maximum floor area ratio not to exceed 0.5.

The western upland hillside land is approximately 12 acres and currently zoned SH2s, Small Holdings Two Zone which allows for a variety of uses including residential and agricultural.

The subject lands offer a unique opportunity to create a private lakeshore estate with a focus on intergenerational living. The large land area would allow for the development of a world class vineyard estate taking advantage of the elevations, natural slopes and overall natural aspect. Or hold and explore redevelopment with the potential to create an exclusive mixed use community with unparalleled views and direct lakeshore access. The options and potential are endless.

### Auction date is scheduled for October 15, 2020.

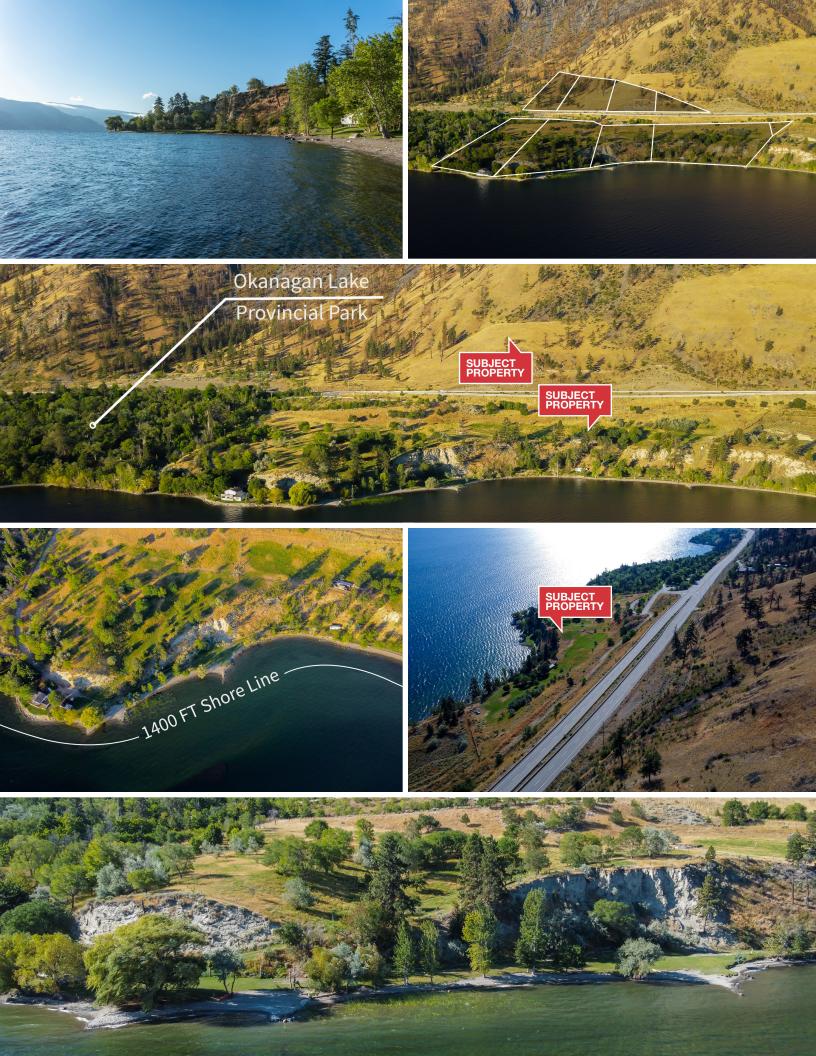
www.summerlandauction.com



### Title Summary

Legal Description	PID	Land Area (ac)	Lake Frontage (ft)	Lakeside Lands (ac)	Above Hwy Lands (ac)
				(CT2s Zone)	(SH2 Zone)
Lot 10, Plan 621, DL 2536	012-175-625	10.35	285	4.60	5.75
Lot 11, Plan 621, DL 2536	012-175-641	8.50	365	4.70	3.80
Lot 1, Plan KAP83579, DL 2536	027-028-089	4.75	385	2.95	1.80
Lot A, Plan KAP83581, DL 2536	027-028-119	4.35	365	4.10	0.25
District Lot 5127	011-787-422	0.14		0.14	
Total		28.09	1,400	16.49	11.60

\*All measurements are estimates and should be independently verified





N



WEST KELOWNA

WESTBANK

OKANAGAN LAKE

PEACHLAND

97

97C

11.

SUBJECT PROPERTY

SUMMERLAND





Theo Birkner, PREC, BBA Managing Broker & Principal 778 558 7669 theo.birkner@harcourts.net Greg Paddy Realtor & Principal 778 822 5012 greg.paddy@harcourts.net

**Harcourts** 

Tim Down, AACI, P. App, CAE, CCIM, RI Managing Broker & Principal

Managing Broker & Principal 250 864 9140 tim.down@naiokanagan.ca

## N/ICommercial Okanagan

©2020 NAI Commercial Okanagan Ltd. All Right Reserved.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

NAI Commercial Okanagan Suite 219, 1980 Cooper Rd Kelowna, BC V1Y 8K5 naiokanagan.ca

Harcourts Real Estate

Suite 1, 315 Lonsdale Ave North Vancouver, BC V7M 2G3 harcourtsrealestate.ca