LANDQUEST
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Apex Mountain Resort Multi-Family Development Opportunity



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Islands, Ranches, Resorts & Land
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Apex Mountain Resort Multi-Family Development Opportunity

PROPERTY DETAILS

Listing Number:	26164
Price:	$299,000
Taxes (2026):	$705.66
Size:	20,954 sq. ft.

DESCRIPTION

Rarely does a development opportunity of this calibre come available at Apex Mountain Resort. Ideally situated along Clearview Road beside the popular skating loop, this development property is zoned Medium Density Residential, allowing for an apartment building, townhomes, and short-term rental accommodation.

Whether you're a builder looking for your next mountain project, an investor seeking a resort development opportunity, or a group of family and friends dreaming of creating a private mountain retreat, this property offers outstanding flexibility and potential.

Located just 500 metres from the village centre, guest services, and the ski lifts, you'll enjoy the perfect balance of convenience and privacy. Owners and guests can easily walk to the slopes, restaurants, and resort amenities, while the property's location away from the village core provides a quieter mountain setting. Step directly onto the illuminated skating loop for evening skating, winter walks, or unforgettable après-ski gatherings right outside your door.

With year-round recreation, a welcoming mountain community, and strong demand for resort accommodations, this is an exceptional opportunity to develop in one of British Columbia's most affordable and authentic four-season mountain destinations.

LOCATION

220 Clearview Road - Apex Mountain Resort

DIRECTIONS

From Penticton

Take Highway 97 to the turn-off for Green Mountain Road, follow for 23 km, turn right onto Apex Road for 12.5 km, then left onto Strayhorse Road, then take the first left onto Clearview Road. Turn left after the 5th set of townhouses, then right.

From Highway 3 Hedley Area

Take the Hedley Nickel Plate Road (not for the faint of heart, as it switches back and forth on the side of a steep cliff) until you get to the Y intersection at Apex Road, then take the left option to Strayhorse Road where you will turn right. Take the first left onto Clearview Road. Turn left after the 5th set of townhouses, then right.

From Keremeos or Kaledon (or OK Falls or Oliver)

Take Highway 3A to the Green Mountain Road turnoff. Follow Green Mountain Road to Apex Road up Strayhorse Road. Turn left and then take the first left onto Clearview Road. Turn left after the 5th set of townhouses, then right.



AREA DATA

Perched at an elevation of approximately 1,575 metres (5,170 feet) in the Thompson-Okanagan region of southern British Columbia, Apex Mountain Resort is one of the province's hidden gems. Located just 35 kilometres southwest of Penticton, the resort offers the perfect balance of mountain seclusion and urban convenience, with shopping, restaurants, wineries, and the Penticton Regional Airport all within a 40-minute drive. Unlike many larger destination resorts, Apex has retained its friendly, community-oriented atmosphere while offering exceptional skiing, mountain biking, hiking, and year-round recreation. The village features accommodations, dining, equipment rentals, and essential services, making it an ideal destination for both weekend getaways and full-time mountain living.

VEGETATION

The forests surrounding Apex Mountain are characteristic of British Columbia's interior subalpine ecosystem. Stands of Engelmann spruce, subalpine fir, lodgepole pine, and Douglas-fir blanket the mountainsides, while open alpine meadows burst into colour during the summer months with lupines, Indian paintbrush, arnica, and other native wildflowers. Higher elevations provide expansive alpine terrain with sweeping mountain vistas, while lower slopes support abundant wildlife including mule deer, black bears, coyotes, marmots, snowshoe hares, and numerous bird species. The area's cool mountain climate and abundant snowfall help maintain healthy forests and pristine natural surroundings throughout the year.

RECREATION

Apex Mountain Resort is renowned as a true four-season destination. Winter brings over

2,000 acres of skiable terrain with exceptional dry Okanagan powder, catering to beginners, families, and advanced skiers alike. The resort is also home to the renowned Nickel Plate Nordic Centre, one of Canada's premier cross-country ski destinations, offering more than 50 kilometres of groomed trails for classic and skate skiing, along with snowshoeing opportunities. During the warmer months, the mountain transforms into a playground for hiking, mountain biking, trail running, wildlife viewing, photography, and ATV adventures. Nearby, residents and visitors can enjoy championship golf courses, dozens of award-winning wineries, lakes for boating and fishing, and the countless recreational opportunities that make the South Okanagan famous.

HISTORY

The Apex Mountain area has long been part of the traditional territory of the Syilx Okanagan Nation, whose people have lived, travelled, and harvested throughout the region for thousands of years. Modern development began in the 1960s when Apex evolved from a small local ski hill into one of British Columbia's premier family-oriented ski resorts. Over the decades, the resort has expanded its lift system, accommodations, and recreational amenities while preserving its relaxed, uncrowded atmosphere. Today, Apex Mountain Resort is recognized as one of the province's best-kept secrets—a welcoming mountain community that offers authentic alpine living, outstanding recreational opportunities, and a lifestyle that appeals to families, outdoor enthusiasts, and investors alike.

MAP REFERENCE

49°23'42.76"N and 119°54'12.39"W

SERVICES

Power, community water and sewer available.

IMPROVEMENTS

None.

ZONING

RM-2 Medium Density Residential Apex Zone

LEGAL

Lot A District Lot 395S Similkameen Division Yale District Plan KAP46829 Except Strata Plan KAS1240 (Phase 1, 2, 3 and 4)

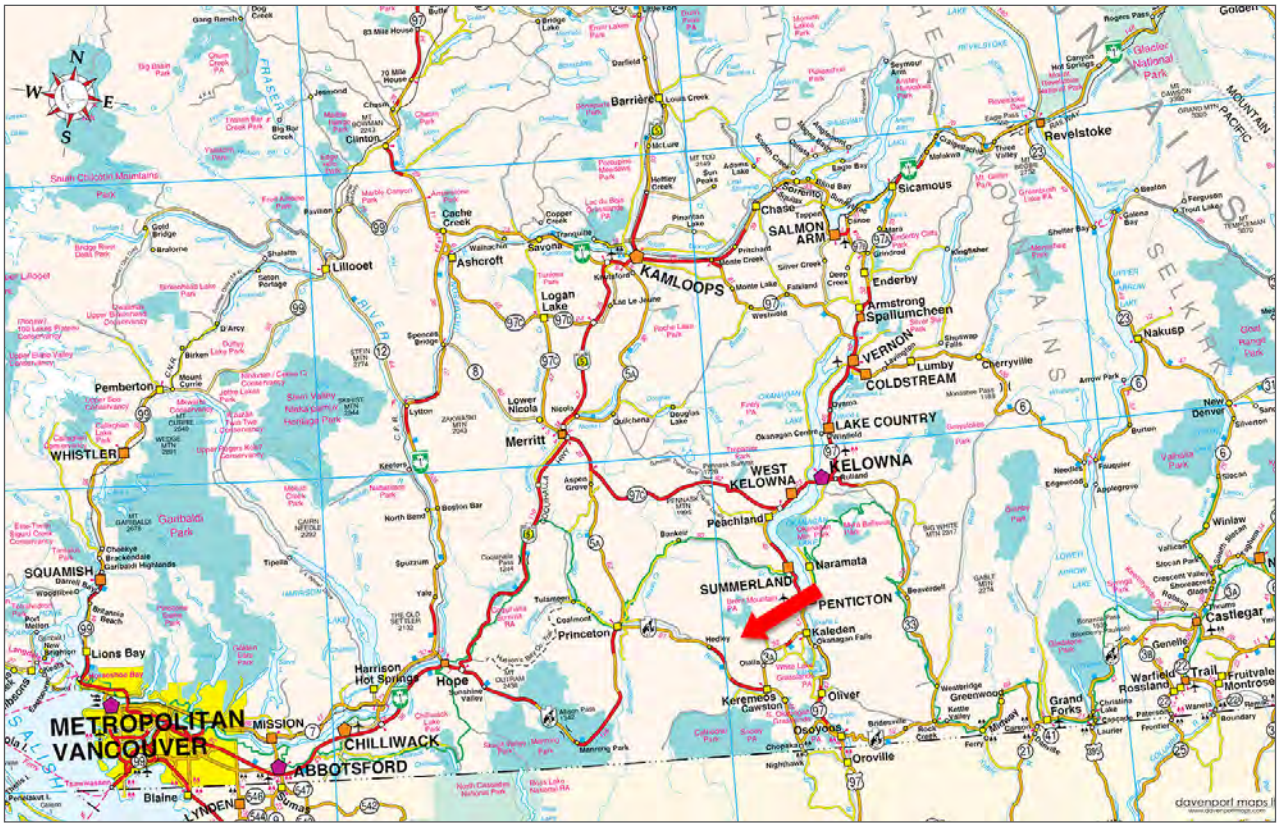
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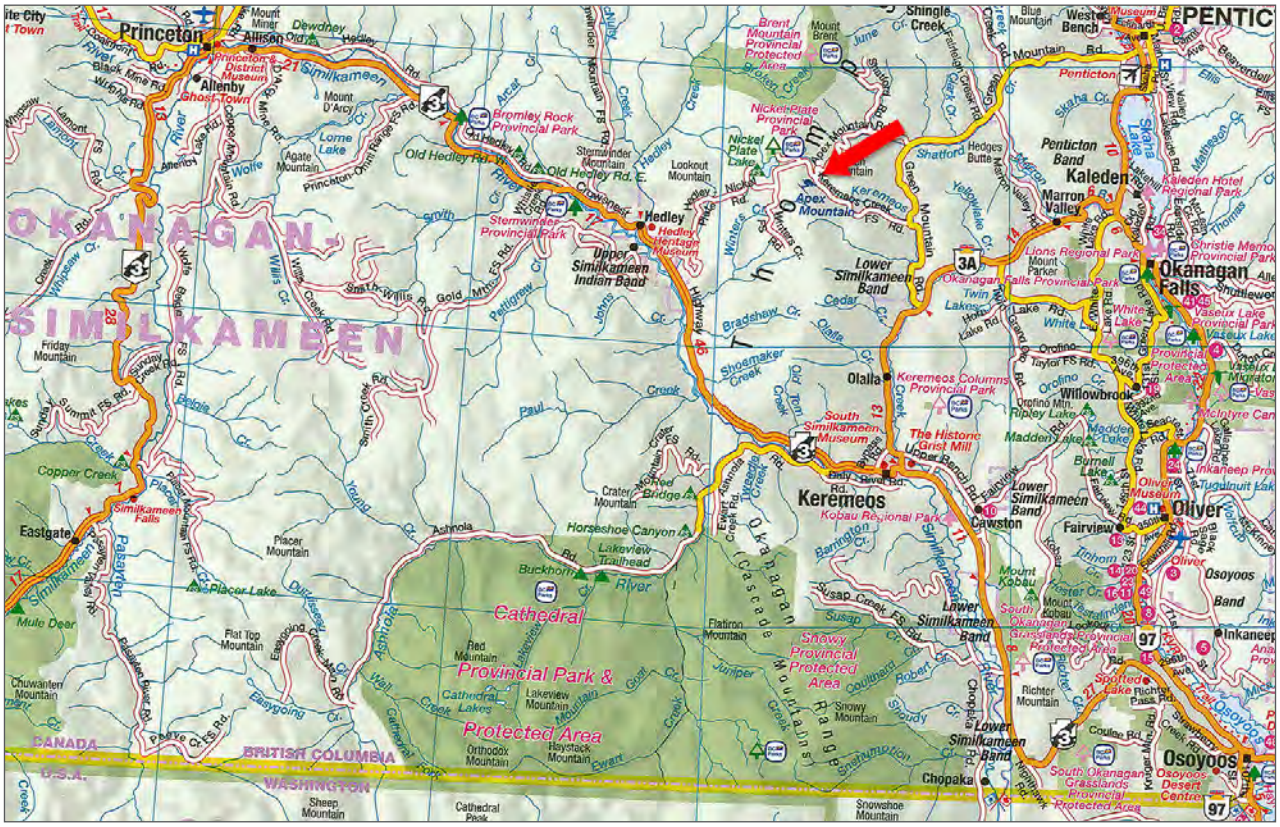


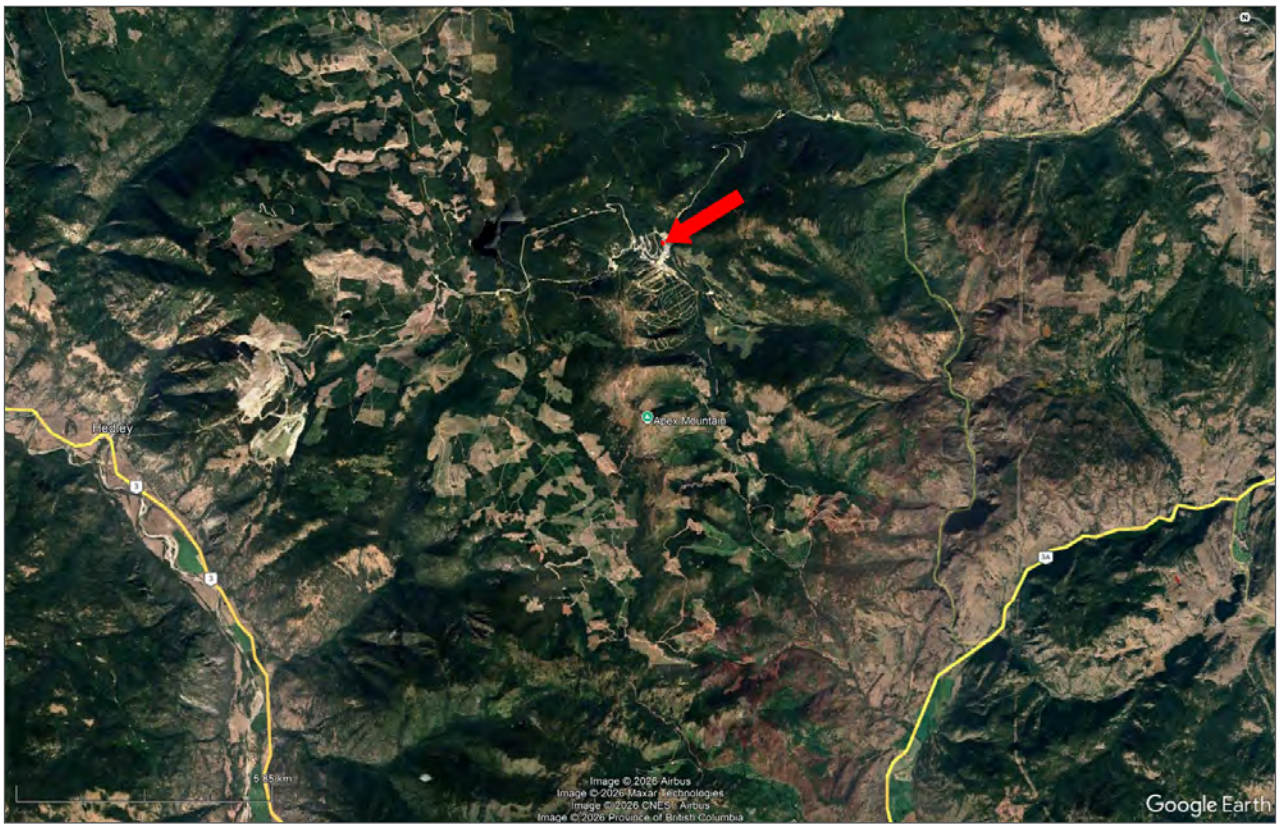

Adventure
Skating
Loop




British Columbia
Prince George
Kamloops
Kelowna
Penticton
Vancouver
Victoria
Seattle
Spokane
DataBC, Province of British Columbia | Esri, HERE, Garmin, NGA, USGS, NPS


N
W
E
S
Revelstoke
Sicamous
SALMON ARM
KAMLOOPS
Cache Creek
Ashcroft
Lillooet
Clinton
Barrière
Enderby
Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lumby
Nakusp
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Oliver
Osoyoos
Oroville
Keremeos
Princeton
Merritt
Lytton
Pemberton
WHISTLER
SQUAMISH
Lions Bay
METROPOLITAN VANCOUVER
MISSION
CHILLIWACK
ABBOTSFORD
Harrison Hot Springs
Hope
Castlegar
Trail
Grand Forks
Greenwood
Rossland
Fruitvale
Montrose
Warfield
Genelle
Blaine
davenport maps


Princeton
Allenby
Ghost Town
Similkameen
Bromley Rock Provincial Park
Old Hedley Rd.
Hedley
Stemwinder Provincial Park
Upper Similkameen Indian Band
Nickel Plate Provincial Park
Apex Mountain
Penticton
Penticton Band
Kaleden
Marron Valley
Okanagan Falls
Lower Similkameen Band
Keremeos
Olalla
South Similkameen Museum
Willowbrook
Oliver
Fairview
Cawston
Eastgate
Placer Mountain
Horseshoe Canyon
Lakeview Trailhead
Cathedral Provincial Park & Protected Area
Snowy Provincial Protected Area
Snowy Mountain
Osoyoos
Chopaka
CANADA
U.S.A.
BRITISH COLUMBIA
WASHINGTON
OKANAGAN
SIMILKAMEEN

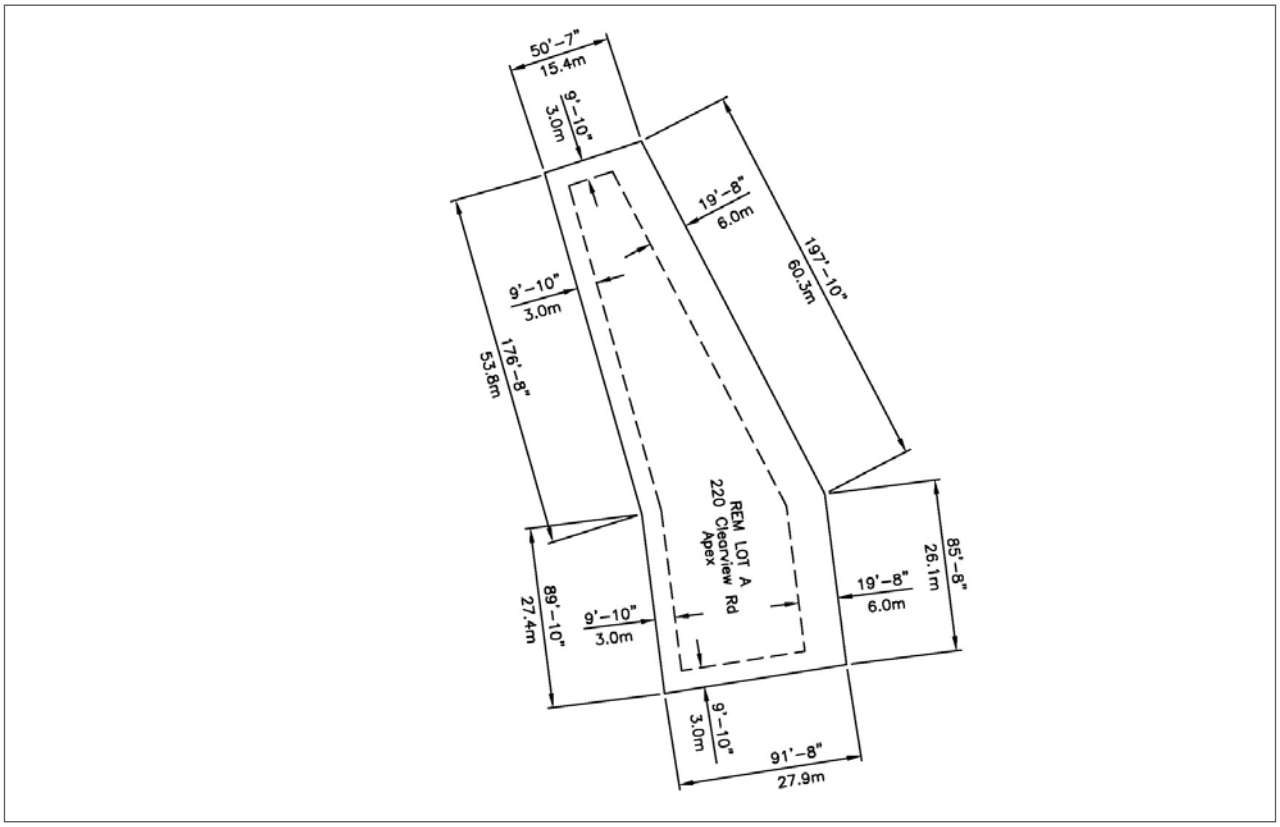

Hedley
Apex Mountain
Image © 2026 Airbus
Image © 2026 Maxar Technologies
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Image © 2026 Province of British Columbia
Google Earth


379 m
Image © 2026 Airbus
Google Earth


DataBC, Province of British Columbia | RD Okanagan - Similkameen, Vantor


DL 395S
Bk F
DL 395S
Bk F
026-874-130
026-874-148
018-896-782
018-896-774
017-708-541
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DL 395S
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018-896-774
017-708-541
DataBC, Province of British Columbia | RD of Okanagan-Similkameen, RDOS, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan


50'-7"
15.4m
9'-10"
3.0m
19'-8"
6.0m
197'-10"
60.3m
9'-10"
3.0m
176'-8"
53.8m
REM LOT A
220 Clearview Rd
Apex
85'-8"
26.1m
19'-8"
6.0m
89'-10"
27.4m
9'-10"
3.0m
9'-10"
3.0m
91'-8"
27.9m


Common
Property
KAS1487
018-896-774
KAS1487
Lot 1
19'-8"
6.0m
197'-10"
60.3m
9'-10"
3.0m
176'-8"
53.8m
See PIN4388790
017-708-541
KAP46829
REM Lot A
220 Clearview Rd
Apex
REM LOT A
85'-8"
26.1m
19'-8"
6.0m
89'-10"
27.4m
9'-10"
3.0m
Building

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