145-147 Woods Road Kelowna British Columbia

$890,000

AFFORDABLE FULL DUPLEX IN RUTLAND SOUTH! 0.22 ACRE (9,583 SQFT) FLAT, FULLY SERVICED LOT in the heart of Rutland South, offering 83 FT OF FRONTAGE and 114 FT DEPTH--a PRIME candidate for future redevelopment. Zoned MF1 (Infill Housing)--formerly RU7--this property allows for UP TO 4 DWELLING UNITS (townhomes, duplex + carriage homes, or multi-unit configurations) up to 3 STOREYS, making it an IDEAL LAND ASSEMBLY or small-scale development play within Kelowna's Core Area. This lot appears to fit the requirements for the fast-track infill "Field House 5" program, presenting a potential streamlined path to redevelopment. INVESTORS: Solid holding property with $3,300/MONTH INCOME ($1,650/SIDE + utilities) while you plan your build. Key upgrades include: Electrical upgrades (2024 - both sides), Hot water tanks (2024 - both sides), Full Roof replacement (2016/2020) The duplex offers functional layouts on both sides: 145: 2 beds up + 2 beds down, spacious living, unfinished rec space 147: Similar layout with 3 UPDATED LOWER BEDROOMS featuring new drywall, flooring, and LED lighting END USERS & LARGE FAMILIES: Perfect for multi-generational living, mortgage helper potential, or holding long-term in a rapidly densifying neighborhood. Located on a QUIET CUL-DE-SAC, just minutes to transit, schools, shopping, and amenities, this is a STRATEGIC ACQUISITION with immediate income and long-term upside. HOLD. DEVELOP. PROFIT. (id:6769)

Listing Presented By:

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Originally Listed by:
Royal LePage Kelowna

http://www.jrfamilyrealtors.com/

ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

Bedroom ' x '
Bedroom ' x '
Bedroom ' x '
Other ' x '
Bedroom ' x '
Bedroom ' x '
Living room ' x '
Living room ' x '

Full bathroom Measurements not available
Full bathroom Measurements not available
Bedroom ' x '
Bedroom ' x '
Primary Bedroom ' x '
Kitchen ' x '
Primary Bedroom ' x '
Kitchen ' x '

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