



## 235 Hollywood Road Kelowna British Columbia

\$1,550,000

INVESTOR AND DEVELOPER ALERT! This 6-lot land assembly located on Hollywood Road South and Petch Road in Rutland South. It is situated within the Rutland Urban Centre, UC4 zoning, with 85-100% site coverage, 1.26 acres (around 54,886 sqft) in total. This land assembly holds immense potential for a 4-6 story mixed-use commercial and residential development and is within walking distance to all levels of schools, shops, parks and transit and just a short drive to UBCO and Kelowna International Airport. 3 additional lots totalling 0.922 acres (approximately 40,162 square feet) are also available for purchase MLS# 10308405 (id:6769)

Laundry room 8'0" x 7'6"  
3pc Bathroom 8'0" x 6'0"  
Bedroom 11'7" x 9'3"  
Living room 17'0" x 10'0"  
Dining room 10'0" x 7'0"  
Kitchen 10'0" x 7'10"  
Foyer 11'0" x 8'0"  
4pc Bathroom 8'2" x 4'10"

Bedroom 11'8" x 9'0"  
Primary Bedroom 12'0" x 13'0"  
Pantry 3'0" x 6'0"  
Kitchen 13'8" x 10'0"  
Dining room 11'0" x 10'7"  
Living room 17'0" x 12'0"  
Foyer 6'0" x 3'5"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick Estates



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