



## 265 Dougall Road Kelowna British Columbia

\$1,399,600

Rare opportunity to acquire a contiguous 5-lot land assembly totalling 1.05 acres in the heart of Rutland Urban Centre. Zoned UC4, this site supports high-density mixed-use or multi-family development aligned with the City of Kelowna's OCP. Approximate FAR of 2.25 allows for significant buildable potential (buyer to verify).

Strategically located directly beside the Rutland Transit Exchange, offering exceptional walkability and transit-oriented development potential. Strong frontage along Dougall Road N with rear lane access provides efficient site configuration for future development. All five properties are currently improved with residential dwellings, offering holding income while development plans are pursued. Centrally located within minutes to UBC

Okanagan, Kelowna International Airport, major shopping, schools, and key amenities. Addresses: 225, 235, 255, 265, 275 Dougall Road N. A rare chance to secure scale in one of Kelowna's designated growth corridors. (id:6769)

Recreation room 13'0" x 18'0"

Laundry room 10'0" x 9'0"

Full bathroom 6'0" x 6'0"

Bedroom 9'5" x 13'0"

Bedroom 10'0" x 13'0"

Kitchen 10'0" x 8'0"

Full bathroom 6'5" x 8'0"

Bedroom 10'0" x 12'0"

Primary Bedroom 10'0" x 12'0"

Kitchen 8'0" x 10'0"

Dining room 8'5" x 10'0"

Living room 13'0" x 17'1"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

LePage

#4002 - 2271 Harvey Ave,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.