



# 350 Fleming Road Kelowna British Columbia

\$1,150,000

Rare high-exposure corner assembly in Kelowna's growth core! First time offered, this 0.56-acre, 2-lot land assembly has been a multigenerational homestead for nearly 60 years & now presents outstanding potential for multi-family redevelopment in one of the city's most active corridors. Currently zoned MF1, with potential under MF2 (buyer to verify), the site could support up to 3 storeys & a possible 1.70 FAR. Even more upside under the 2040 OCP, which designates the site CNHD--opening the door to greater density & mixed-use opportunities. Located on a quiet, pedestrian-friendly street yet steps to Ben Lee Park, schools, shopping, transit & daily amenities, the site delivers unbeatable convenience for both current & future residents. Rutland also serves as a key support area for UBCO, ideal for student housing, rentals, or longterm investment. Impeccably maintained properties, featuring beautifully landscaped yards w/ fruit trees and gardens + solid homes w/ walk-outs already plumbed & wired for suite potential--perfect for multi-gen living, or, rental income today & strong redevelopment prospects for tomorrow. Projected rents of \$8,000/month offer excellent holding income while development plans take shape. With a nearby site recently approved for a 20-unit project, this assembly is primed for success. Offered at \$2,300,000 for both 1090 Houghton Rd & 350 Fleming Rd. Option to add a 0.34acre property increasing the package to 0.91 acres and a nearly 170' X 240' corner lot. (id:6769)

Full bathroom 5'7" x 8'7"

Laundry room 9'0" x 12'1"

Bedroom 10'10" x 12'1"

Bedroom 10'10" x 12'9"

Living room 18'8" x 12'9"

Kitchen 11'7" x 12'1"

Living room 18'8" x 12'9"

Dining room 8'8" x 12'2"

Bedroom 10'11" x 11'10"

Full bathroom 5'3" x 8'5"

Primary Bedroom 13'1" x 10'1"

Kitchen 12'4" x 12'2"

Listing Presented By:



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