



445 Dougall Road Kelowna British Columbia

\$1,375,000

RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of \$4,125,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6769)

Bedroom 10' x 10'

Partial bathroom Measurements not available

Bedroom 10' x 10'

Recreation room 12'0" x 9'1"

Media 20'0" x 11'10"

Bedroom 11'10" x 10'3"

Full bathroom Measurements not available

Bedroom 12'4" x 11'5"

Living room 20'0" x 14'0"

Kitchen 11'0" x 9'0"

Dining room 10'8" x 9'11"

Full bathroom Measurements not available

Bedroom 9'11" x 9'11"

Primary Bedroom 11'0" x 10'0"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.chriscyca.com/>



Royal

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