

495 Montgomery Road Kelowna British Columbia

$1,250,000

Located in the heart of Central Rutland, 495 Montgomery Road presents an excellent opportunity for investors and developers seeking a strategically positioned property with long-term redevelopment potential. Situated within walking distance of shopping, restaurants, grocery stores, schools, parks, public transit, and everyday amenities. Just approximately 8 minutes to UBC Okanagan and Kelowna International Airport, with convenient access to Highway 97. The property is located within Kelowna's growing Rutland Urban Centre, where OCP 2040 supports higher-density mixed-use development. Available in conjunction with 500, 510 and 520 Rutland Road North, creating a combined 1.04-acre (approximately 45,302 sq. ft.) development site. The proposed UC4 mixed-use concept offers potential for a six-storey building featuring approximately 100-105 rental apartments with ground-floor commercial retail space. An ideal location for a purpose-built rental or stratified residential development, benefiting from proximity to major employment centres, educational institutions, transportation routes, and commercial amenities. A rare opportunity to secure a substantial development site in one of Kelowna's evolving urban centres. All development potential is subject to zoning verification, feasibility studies, and City approvals. (id:6769)

Other 16'3'' x 22'0''
Laundry room 10'0'' x 13'0''
Primary Bedroom 9'7'' x 16'0''
Family room 10'9'' x 20'0''
Full bathroom 5'0'' x 8'10''
Bedroom 7'8'' x 10'5''
Bedroom 9'10'' x 10'5''
Kitchen 10'6'' x 12'0''
Living room 10'6'' x 13'9''

Listing Presented By:

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