



# 110 PONTO Road Kelowna British Columbia

\$1,199,000

UC4 zoning. This 0.18-acre property with front and back lane access is zoned for up to 6-story development with a 1.8 FAR. If combined with 100 Ponto Road property, the potential includes 31 multiple units and 1500 sq ft commercial unit on Rutland side. Combining three properties makes these eligible for 49 residential units and 3000 sq ft of commercial space fronting Rutland Road. Currently a 2-bedroom bungalow with a detached single garage. Roof replaced in 2010 with 50-year shingles. Furnace replaced in 2014, hot water tank in 2020. Some new flooring and fresh paint. All appliances included. Walking distance to all amenities, schools, airport, university and parks. Act fast, it won't last long. PRIVACY..Strictly no door knocking, tenanted property. (id:6769)

Full bathroom Measurements not available

Bedroom 13' x 9'

Primary Bedroom 13'9" x 12'

Kitchen 13' x 11'

Living room 17' x 13'

Listing Presented By:



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