



## 213-219 Rutland Road Kelowna British Columbia

\$1,999,000

Mixed use building directly on Rutland Road across the street from Rutland Centennial Park. Income producing property with long-term tenants. Main floor consists of two commercial units for a total of 2,390 square feet occupied by a floral shop and a tattoo shop. Second floor is a 1,900 square feet, three bedroom, updated residential unit. Building is fully occupied. Located on a high-traffic, high-exposure corridor in a central location close to all amenities and transit. On-site paved & fenced parking. Lot is .22 of an acre with UC4 zoning offering future redevelopment opportunity. UC4 (Rutland Urban Centre) zoning allows for high-density, mixed-use development similar to other nearby new developments. (id:6769)

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://hallcassiemarshall.com/>

**RE/MAX** Kelowna

**RE/MAX Kelowna**

100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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.