



# 225 Dougall Road Kelowna British Columbia

\$1,399,600

Rare opportunity to acquire a contiguous 5-lot land assembly totaling approx. 1.05 acres in the heart of Rutland Urban Centre. Zoned UC4, this site supports high-density mixed-use or multi-family development aligned with the City of Kelowna's OCP. Approximate FAR of 2.25 allows for significant buildable potential (buyer to verify). Strategically located directly beside the Rutland Transit Exchange, offering exceptional walkability and transit-oriented development potential. Strong frontage along Dougall Road N with rear lane access provides efficient site configuration for future development. All five properties are currently improved with residential dwellings, offering holding income while development plans are pursued. Centrally located within minutes to UBC Okanagan, Kelowna International Airport, major shopping, schools, and key amenities. Addresses: 225, 235, 255, 265, 275 Dougall Road N. A rare chance to secure scale in one of Kelowna's designated growth corridors. (id:6769)

Living room 1'0" x 1'0"

Kitchen 1'0" x 1'0"

Primary Bedroom 1'0" x 1'0"

Full bathroom 1'0" x 1'0"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**RE/MAX** Kelowna

**RE/MAX Kelowna**

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