



## 295 Leathead Road Kelowna British Columbia

\$1,499,999

OPPORTUNITY FOR INVESTORS AND DEVELOPERS to purchase this double corner lot with 3 bedroom and 1 bath home connected with three roads. 0.23 acres (10118.80 sq. ft.) lot with redevelopment potential in Central Rutland within walking distance to all amenities. This is an URBAN CENTER (UC) site and OCP supports UC4 zoning, which will allow an approximate saleable area of 19034.72 Sq Ft which allows between 16 to 24 apartment units based on parking, 4 storeys. The property provides easy access to transportation and major amenities including restaurants, grocery stores, and other retailers. Distance to UBC Okanagan is around 8 min and 9 min to Kelowna Airport. (id:6769)

Family room 13'0" x 11'0"

Bedroom 13'0" x 11'0"

4pc Bathroom 5'0" x 7'0"

Bedroom 11'0" x 9'0"

Primary Bedroom 13'0" x 11'0"

Living room 15'0" x 13'0"

Kitchen 15'0" x 11'0"

Listing Presented By:



Originally Listed by:  
RealtyMonX

**RE/MAX** Kelowna

**RE/MAX** Kelowna

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

Phone: 250-870-6145  
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.