



## 330 McCurdy Road Kelowna British Columbia

\$994,500

Prime opportunity for investors and developers. This property offers exceptional potential, whether you choose to build a fourplex or hold for future land assembly with neighboring properties. With the 2040 OCP supporting rezoning and the proposed MF3 designation allowing for a four-story multi-family development, this is an ideal site for townhomes or apartments. Located in the heart of Central Rutland, this property is just steps from transit, within walking distance to shops, restaurants, and services, and minutes from UBC Okanagan and Kelowna International Airport. Don't miss this chance to secure a valuable piece of Kelowna's growing real estate market. All information is deemed reliable but should be verified if important. (id:6769)

Primary Bedroom 9'10" x 13'3"

Full bathroom 8'0" x 8'0"

Bedroom 11'9" x 9'8"

Bedroom 9'10" x 9'2"

Bedroom 9'0" x 10'3"

Laundry room 4'0" x 5'0"

Full bathroom 5'0" x 4'11"

Bedroom 11'8" x 9'7"

Kitchen 12'0" x 10'0"

Living room 11'9" x 9'0"

Laundry room 5'0" x 5'0"

Living room 21'3" x 12'0"

Dining room 9'0" x 8'0"

Kitchen 13'6" x 9'0"

Listing Presented By:



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Oakwyn Realty Okanagan

<http://www.kararosart.com/>

**RE/MAX Kelowna**

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

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

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