



4390 Ruth Road Kelowna British Columbia

\$1,695,000

AMAZING OFF-GRID 80-acre timbered property with rare commercial zoning C8 Wilderness Resort and RU1 zoning inside the Myra-Bellevue Provincial Park giving you resort-like business opportunities for a tourist focused business within the park- an incredible unique business/ recreational opportunity just minutes from Kelowna! Enjoy panoramic Okanagan Lake and city views, direct access to the renowned Kettle Valley Trestles trail network, and approximately 4 km of forestry road accessed from June Springs Road leading to your own private gated entrance with only mountain bikers, hikers, horseback riders & wildlife being your closest neighbors. Resting over 2,000 feet above Kelowna, the property offers stunning forested benches ideal for future building sites plus existing improvements include a decommissioned two-storey lodge and a capped 6" drilled well (220 ft; 20 GPM when last tested in 2008). Exceptional dual zoning allows for a wilderness resort, tourist cabins, campground, wellness retreat, winery, cidery, agri-tourism, restaurant, community hall, retail uses, bed & breakfast, greenhouse operation, or an incredible private estate (buyer to verify permitted uses). Minutes to golf, Big White Ski Resort, Myra Canyon Adventure Park, Kelowna International Airport, beaches, shopping and city amenities. A truly one-of-a-kind opportunity in one of the Okanagan's most spectacular natural settings. Property sold as is, where is. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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

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.