



520 Rutland Road Kelowna British Columbia

\$1,499,000

Rare opportunity to purchase a double road front/back access, development site located on a prime central location in Rutland. The property generates rental income plus future upside as increased density multifamily development. The zoning allows a 6 stories apartment building with mixed commercial option. Huge .31 Acres (13,504 SF) site close proximity to schools, shops, parks, transit and restaurants. The current FAR 2.30 with bonus has potential to support 20-30 units based on unit mix. The existing home comes with 4 bedrooms and 2 bathrooms with ample storage space in the basement. 10 minutes drive to Downtown, UBCO, and Airport. 40 Mins Big White Ski Resort. (id:6769)

Bedroom 8'9" x 13'2"

Bedroom 11'0" x 12'10"

3pc Ensuite bath 5'3" x 5'7"

Primary Bedroom 12'0" x 14'2"

Foyer 11'2" x 8'2"

Sunroom 11'6" x 6'9"

Bedroom 11'7" x 9'6"

Laundry room 7'7" x 5'8"

Pantry 3'7" x 7'8"

4pc Bathroom 10'0" x 5'2"

Living room 11'5" x 13'5"

Dining room 15'3" x 13'5"

Kitchen 10'2" x 11'6"

Listing Presented By:



Originally Listed by:
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