



## 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:  
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.