



## 169 Rutland Road 1 Kelowna British Columbia

Rutland North

**\$37**



Central in Rutland is a six-storey mixed-use development featuring 114 residential rental units and six retail CRUs, ranging from 823 to 1,880 sq. ft. CRU 1 offers 1,273 sq. ft and can be combined with CRU 2 for a total of 2,096 sq. ft. Each unit includes 200-amp, three-phase power service and approximately 14-foot ceilings. The property features a shared commercial loading bay and offers great signage opportunities. Ideally located off Highway 33 in a high-traffic area, perfect for cafes, restaurants, and retail services. Demising options are available. Estimated occupancy is Q3 2025. (id:6769)



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