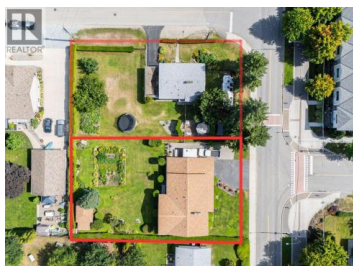




## 1090 Houghton Road Kelowna British Columbia

Rutland North

# \$1,150,000



Rare high-exposure corner assembly in Kelowna's growth core! First time offered, this 0.56-acre, 2-lot land assembly has been a multi-generational homestead for nearly 60 years & now presents outstanding potential for multi-family redevelopment in one of the city's most active corridors. Currently zoned MF1, with potential under MF2, the site could support up to 3 storeys & a possible 1.70 FAR (buyer to verify). Even more upside under the 2040 OCP, which designates the site CNHD--opening the door to greater density & mixed-use opportunities. Located on a quiet, pedestrian-friendly street yet steps to Ben Lee Park, schools, shopping, transit & daily amenities, the site delivers unbeatable convenience for both current & future residents. Rutland also serves as a key support area for UBCO, making it ideal for student housing, rentals, or long-term investment. Both properties have been impeccably maintained, featuring beautifully landscaped yards w/ fruit trees and gardens + solid homes w/ walk-outs already plumbed & wired for suite potential--perfect for multi-generational living, or, rental income today and strong redevelopment prospects for tomorrow. Conservative projected rents of \$8,500/month offer excellent holding income while development plans take shape. With a nearby site recently approved for a 20-unit project, this assembly is primed for success. 1090 Houghton Rd & 3...



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