

1244 Findlay Road Kelowna British Columbia

Rutland North

\$1,200,000



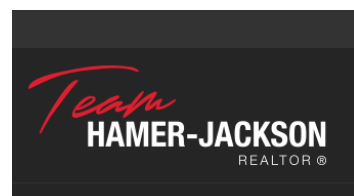
Contractor Yard + Future Industrial Land. Rare opportunity in Kelowna's expanding industrial corridor. This 0.34-acre flat lot is designated Future Industrial in the City's OCP and surrounded by established I2-zoned properties, offering strong long-term redevelopment potential. What sets this property apart is its immediate usability. The existing home is livable and well-suited for an office, dispatch centre, staff accommodation, or rental income. The yard space is ideal for contractors, trades, trucking operators, or equipment-based businesses needing room for vehicles, trailers, and materials. Investors may also explore secured outdoor storage income for RVs, boats, and equipment while holding for future appreciation. Located with convenient access to Findlay Rd, McCurdy Rd, Stremel Rd, and Highway 97, this property sits in one of Kelowna's key employment hubs. Surrounded by nearby industrial condo projects, this corner property holds the key to potential future land assembly. Seller may consider partial vendor financing. Use it today. Hold for tomorrow. (id:6769)

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