



## 170 Mugford Road Kelowna British Columbia

Rutland North

**\$1,299,000**



### RARE DEVELOPMENT OPPORTUNITY -- UC4 ZONING ON .49 ACRES!

Outstanding value for developers & investors! This property represents one of the best land opportunities on the market in one of Kelowna's fastest-growing urban centres. Zoned UC4, the site supports potential for up to six storeys (buyer to verify) and forms part of a larger land assembly opportunity exceeding one acre--ideal for future multifamily or mixed-use development. Perfectly positioned in a high-demand area, this location offers convenience, connectivity, and growth. Minutes to UBCO, Kelowna International Airport, major shopping, schools, and transit, the property is strategically located to serve the expanding North Kelowna and University District corridor--an area primed for densification and long-term appreciation. The existing home adds flexibility and holding value, featuring 3 bedrooms, 1 bathroom, and a warm cabin-style charm with an open kitchen, cozy living areas, and an upper loft ideal for a tenant suite, studio, or office. A full unfinished basement and a large detached garage/workshop enhance storage and functionality--ideal for interim rental income or home-based business use while development plans progress. Whether your strategy is land banking, assembling, or developing, this property delivers rare scale, zoning, and location advantages--making it a premier investment opportunity in Kelowna's...



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