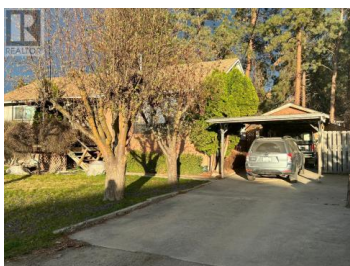




## 210-240 Pemberton Road Kelowna British Columbia

Rutland South

**\$9,373,664**



Developers/Builders Opportunity - 1.09 Acre Land Assembly in Prime Location! 5 Properties | Urban Centre Zoning | 6+ Story Multi-Family Potential An exceptional opportunity to acquire 5 properties, totaling 1.09 acres in the heart of Rutland Central, perfectly situated for multi-family development. This land assembly is located under Urban Centre (UC4) Zoning, which allows for the construction of 6+ stories, aligning with a 2.5 FAR (Floor Area Ratio), making it an ideal site for high-density residential development. Key Details: Land Assembly Includes: 210 Pemberton Rd (006-112-889) 230 Pemberton Rd (009-022-937) 240 Pemberton Rd (009-022-929) 215 Cambie Rd (009-022-953) 225 Cambie Rd (009-022-961) 1.09 Acre Parcel for Multifamily Development UC4 Zoning - Allows 6+ Story Buildings 2.5 FAR for Maximum Density Potential for Additional Land Assembly Walking Distance to Amenities: Hwy 33 Plaza Shopping Mall Groceries, Banks, Schools, YMCA, Ice Rink Steps to Transit - 20-minute bus ride to Okanagan College 20 Minutes by Car to UBCO, Kelowna Airport, Golf Courses, and Wineries With potential rental income to offset holding costs, this land is primed for growth. Don't miss out on this rare development opportunity in a growing Kelowna neighborhood. (id:6769)



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Kara Rosart**

Oakwyn Realty Okanagan

Phone: (250) 863-1274

<http://www.kararosart.com/>

