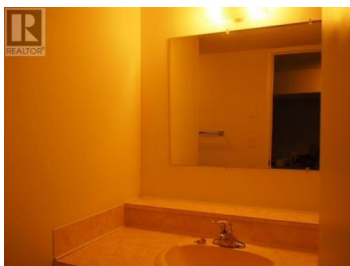




## 210 Pemberton Road Kelowna British Columbia

Rutland South

**\$1,799,888**



Prime Development Opportunity - Incredible Location! Presenting a unique opportunity in a highly sought-after area! This property boasts a spacious 6-bedroom, 2-bathroom home with a detached garage and additional shed in the expansive backyard. With ample driveway space for up to four vehicles, this home offers tremendous potential for both investors and developers alike. Key Features: 6 Bedrooms, 2 Bathrooms Detached Garage & Shed Additional Driveway Space for 4 Cars Two Decks (front and back) Income Potential with a rental suite Current Tenants in Place - great tenants wish to stay! Walking Distance to: Local Market Public Transit Three-level Schools 20-Minute Bus Ride to UBCO and Okanagan College Cambie Road Frontage and Lane Access at the Rear Overlooks a Beautiful Park This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd), making it a prime transit-oriented development opportunity. With the new Provincial Legislation and UC-Urban zoning within the Core Area, this property offers a zoning allowance of 2.5 FAR, providing the potential for 6-story construction. Don't miss out on this rare investment opportunity in one of the region's fastest-growing neighborhoods. Whether you're looking to renovate, hold, or develop, this location offers the best of all worlds. (id:6769)



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