



## 215 Cambie Road Kelowna British Columbia

Rutland South

**\$1,949,888**



Prime Development Opportunity in a Prime Location! 3 Beds | 1 Bath | Rancher | 9000+ Sq Ft Lot An incredible opportunity awaits with this charming 3-bedroom rancher located on a spacious 9000+ sq ft lot in a highly sought-after neighborhood. Featuring a generous driveway with additional parking, this property is perfect for those looking to hold, renovate, or develop in a prime transit-oriented area. Key Features: 3 Bedrooms + 1 Bathroom Single-Level Rancher with a functional layout Spacious 9000+ Sq Ft Lot Generous Driveway with extra parking for vehicles or RVs Walking Distance to: Grocers Banks Restaurants Recreation Facilities Three-Level Schools Steps to Transit with a 20-Minute Bus Ride to UBCO or Okanagan College Quick Access to the Airport, Golf Courses, and Agricultural Areas Cambie Road Frontage with Lane Access at the rear Overlooks a Beautiful Park Development Potential: This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd), offering exceptional development potential. Located in a UC-Urban Core Area, this property benefits from a 2.5 FAR zoning, which allows for the potential development of a 6-story building under the new Provincial Legislation. Whether you're looking to build, renovate, or capitalize on future growth, this property offers an exciting range of possibilities. (id:6769)



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