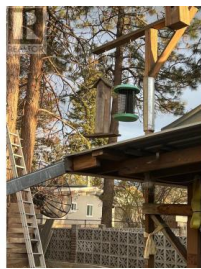
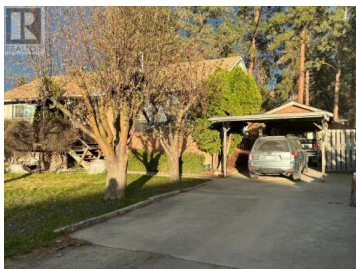




## 225 Cambie Road Kelowna British Columbia

Rutland South

# \$1,799,888



Prime Development Opportunity in a Highly Desirable Location! 4 Beds | 1 Bath | 9000+ Sq Ft Lot Presenting an exceptional investment opportunity in a prime transit-oriented area, this well-located home sits on a large 9000+ sq ft lot with a generous driveway and ample parking space. Whether you are looking to renovate, hold, or explore development options, this property offers great potential. Key Features: 4 Bedrooms + 1 Bathroom Spacious 9000+ Sq Ft Lot Generous Driveway with additional parking 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) and is located in a UC-Urban Core Area under the new Provincial Legislation. The 2.5 FAR zoning allows for 6-story construction, making it an ideal candidate for future development. Whether you're looking to develop, hold for future appreciation, or explore other opportunities, this property is primed for growth in one of the most up-and-coming neighborhoods. Contact us today for more information or to arrange a viewing! (id:6769)



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