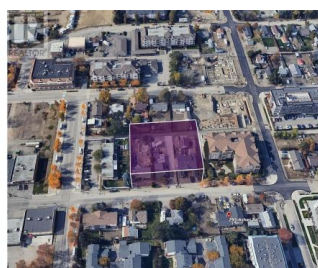




## 272 Asher Road Kelowna British Columbia

Rutland North

**\$1,999,999**



Extremely rare opportunity to acquire a prime land assembly in Kelowna's Rutland Urban Centre. This UC4 zoned property boasts an approved land designation with the potential to develop up to 132,313 SF of residential and commercial mixed-use density. Strategically positioned near Highway 33, the site offers unparalleled visibility and accessibility, just minutes from downtown Kelowna, shopping, dining, and major transit routes. The City of Kelowna OCP allows building up to 15 stories with bonus density. The combined lots (250+260+270+272 Asher Rd) offer a spacious 192' frontage x 168' depth, totalling approximately (.75 acres) 32,670 sq. ft.--a versatile canvas for visionary redevelopment. Zoned for mixed-use commercial and residential development, this site invites innovative concepts such as strata apartments, rental apartments, or a hotel. Capitalize on soaring demand in one of Kelowna's fastest-growing areas, where urban convenience meets community charm. Kelowna's urban intensification trends and infrastructure growth amplify this site's long-term value. Seize this once-in-a-lifetime chance to shape Rutland Urban Centre and unlock transformative potential. Don't wait--contact us today to explore this unmatched development gem. (id:6769)



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