



# 275 Rutland Road Kelowna British Columbia

Rutland North

## \$1,299,000



60'x145', 0.20 acre re-development property in the core of the Rutland area of Kelowna. Zoned UC4. Urban Centre Building Heights noted as six storeys. Urban Centre Street Character noted as "Retail" street. Ideal spot for redevelopment into a mixed use building. Directly across the street from Rutland Centennial Park, walking distance to the Middle/High Schools, and walking distance to all commercial amenities. This is an ideal property for any investor wanting a prime redevelopment piece with immediate and long term redevelopment potential. Total rent is \$3,800 across two residential tenancies, with utilities on month to month contracts. The property was previously used as an office space with four offices, and could be re-used for an owner operator as well. (id:6769)



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