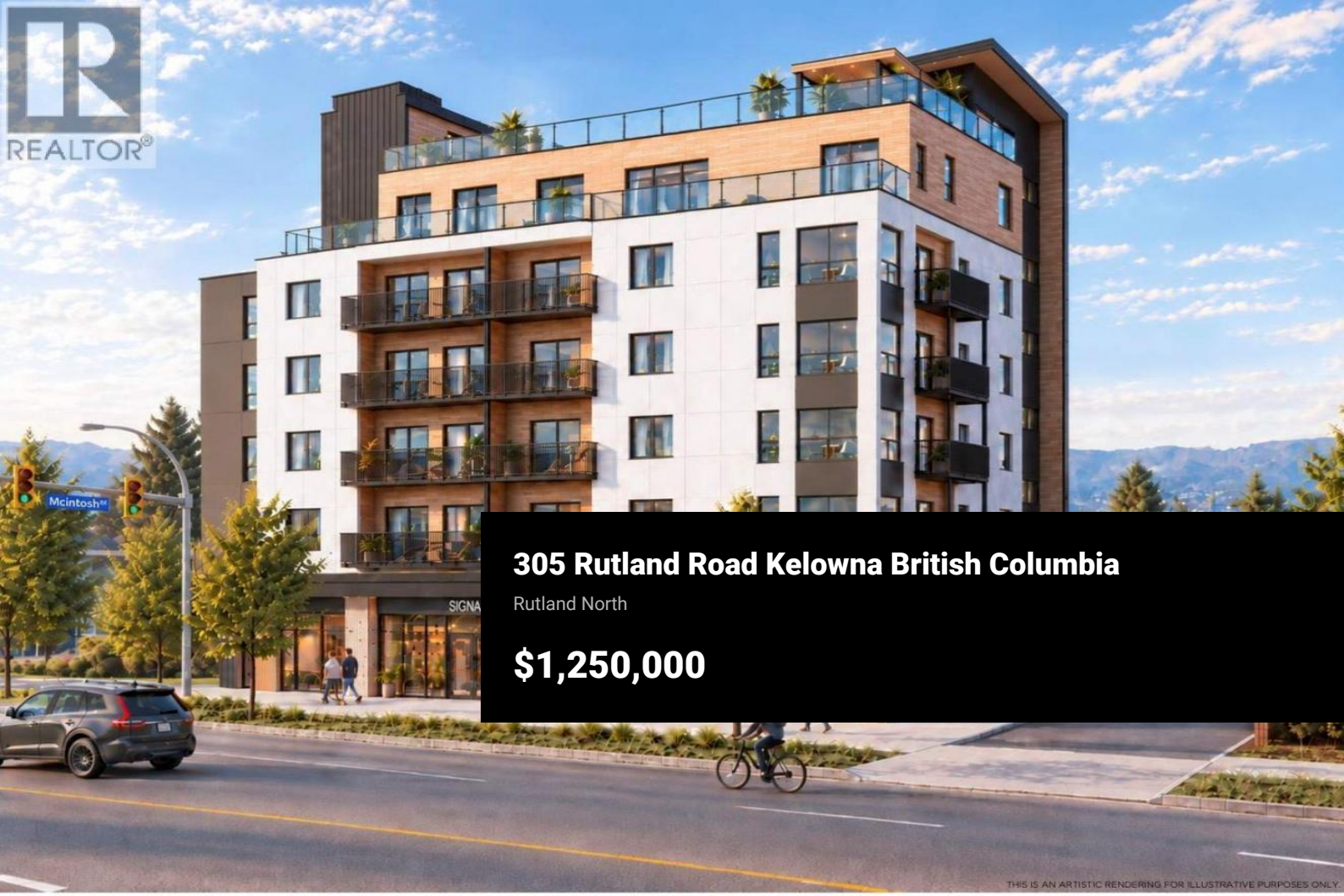


305 Rutland Road Kelowna British Columbia

Rutland North

$1,250,000













A rare opportunity to acquire a two-lot land assembly comprising approximately 0.42 acres at 305 & 315 Rutland Road North, Kelowna, ideally located in the heart of the rapidly growing Rutland Urban Centre. Zoned UC4, this prime development site presents exciting potential for high-density mixed-use or multi-family development, consistent with the City of Kelowna's vision for urban growth and revitalization. The proposed six-storey mixed-use development showcases an exciting concept featuring 46 residential units, with a variety of studio, one-bedroom and two-bedroom layouts, along with approximately 3,122 sq. ft. of proposed ground-floor Commercial Retail Unit (CRU) space. Additional proposed features include a rooftop amenity area, dedicated parking, EV charging provisions and bicycle facilities. The building concept incorporates energy-efficient design strategies targeting CMHC MLI Select Level 2 requirements, together with adaptable residential layouts designed to support accessibility and comfortable living. Both existing homes are currently tenanted, offering immediate rental income and valuable holding potential while exploring future redevelopment opportunities. An outstanding opportunity for investors, builders and developers seeking a strategic land assembly in one of Kelowna's evolving urban centres.All the information deemed correct, please do your own due diligen...

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