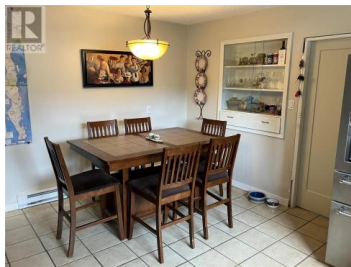




## 320 McCurdy Road Kelowna British Columbia

Rutland North

**\$1,049,000**



Attention Investors - here's a prime opportunity in a highly desirable area. This well-maintained home sits on an oversized lot and features four spacious bedrooms, two bathrooms, two kitchens, and separate laundry on both levels. With a two-bedroom, one-bath layout on both the upper and lower floors, it offers strong income potential through rental while you explore future development opportunities. Ideally located just steps from public transit and within walking distance to a variety of amenities, including restaurants, grocery stores, and more. It's also just minutes from UBC Okanagan and Kelowna International Airport, making it attractive to a wide range of tenants or future residents. The property is zoned RU4, offering the potential to be held as a standalone development site or included in a larger land assembly. Supported by the 2040 Official Community Plan, this area is expected to transition to MF3 zoning, allowing for up to four-storey multi-family development such as townhomes or apartments. All information is believed to be accurate, but should be independently verified if deemed important. (id:6769)

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