



325 Sadler Road Kelowna British Columbia

Rutland North

\$649,800



Best priced urban center parcel in Kelowna. (UC4) 6,970sqft (approx 60x120ft) lot situated near active transit corridors; 100m to nearest bus stop; within 400m of exchange; >1km to Plaza 33. Allows for up to 4 story construction. Water; 3.7m to main (150 AC) operated by Rutland Waterworks; currently surveying for a proposed main upgrade in 2025. Sewage; 100mm PVC service line; 12.70m PL to main. 250mm PVC main on Sadler, operated by the City of Kelowna. Power overhead; house has natural gas; both supplied by Fortis BC. 0m side/rear min setback ; 3m front/flanking min setback. No known environmental issues; trees on property; no transformer on property; 100m to nearest hydrant. (id:6769)



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