



4390 Ruth Road Kelowna British Columbia

South East Kelowna

\$1,695,000



AMAZING OFF-GRID 80-acre timbered property with rare commercial zoning C8 Wilderness Resort and RU1 zoning inside the Myra-Bellevue Provincial Park giving you resort-like business opportunities for a tourist focused business within the park- an incredible unique business/ recreational opportunity just minutes from Kelowna! Enjoy panoramic Okanagan Lake and city views, direct access to the renowned Kettle Valley Trestles trail network, and approximately 4 km of forestry road accessed from June Springs Road leading to your own private gated entrance with only mountain bikers, hikers, horseback riders & wildlife being your closest neighbors. Resting over 2,000 feet above Kelowna, the property offers stunning forested benches ideal for future building sites plus existing improvements include a decommissioned two-storey lodge and a capped 6" drilled well (220 ft; 20 GPM when last tested in 2008). Exceptional dual zoning allows for a wilderness resort, tourist cabins, campground, wellness retreat, winery, cidery, agri-tourism, restaurant, community hall, retail uses, bed & breakfast, greenhouse operation, or an incredible private estate (buyer to verify permitted uses). Minutes to golf, Big White Ski Resort, Myra Canyon Adventure Park, Kelowna International Airport, beaches, shopping and city amenities. A truly one-of-a-kind opportunity in one of the Okanagan's most spectacular ...



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