

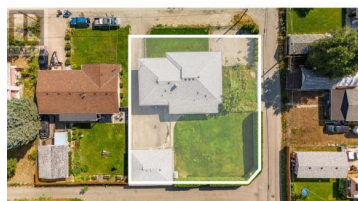
450 Montgomery Road Kelowna British Columbia

Rutland North

\$1,550,000



A prime opportunity to purchase a 0.243 acre DP-approved development site in the rapidly expanding community of Rutland in Kelowna, BC. The approved DP outlines 27,989 SF of gross buildable area for 54 unit, purpose-built rental complex with a diverse suite mix, primed for a wide array of tenant profiles in the area. The project benefits from a revitalization tax exemption and grandfathered step-code approvals for seismic and adaptable requirements. Currently improved with a well-maintained home, providing holding income, the site is ideally located near the intersection of Rutland Rd & Leathead Rd, just south of Rutland Senior Secondary School. Walking distance to grocery stores, pharmacies, restaurants, parks, and schools, with quick access to YLW (10 min), UBCO (10 min), and downtown Kelowna (15 min). Priced at \$28,700 per door. (id:6769)



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