



465 Donhauser Road Kelowna British Columbia

Rutland North

\$949,000



An exceptional land assembly opportunity in one of Kelowna's high-growth corridors, offering flexibility, scale, and strong redevelopment potential. Five lots are currently on market, with three additional neighbouring properties on the same street willing to sell—allowing a developer to acquire anywhere from a partial assembly to a full eight-lot consolidation. Each parcel is approximately 0.18 acres, with rear lane access and a secondary lane at the block's end—ideal for efficient site design, access, servicing, and parking. Zoned UC4, the properties support medium- to high-density residential development, aligning with Kelowna's growth goals. Surrounded by ongoing/planned projects, the location benefits from proximity to UBCO, the airport, schools, parks, shopping, and major routes, boosting demand for future residents and investors. This is a rare chance to strategically scale a prime infill project in one of Kelowna's most active development zones. ** This specific property includes a renovated (2022) 5-bed, 2-bath home on a 0.18-acre lot (7,840 sq ft), with a detached heated garage/workshop (alley access) and separate 3-bedroom in-law suite with its own entrance and laundry. Upgrades: new kitchens (up/down), flooring, paint, furnace, A/C, HWT, gutters in 2022 ; (roof 2017), and a covered sundeck in the oversized yard—perfect green space. (id:6769)

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