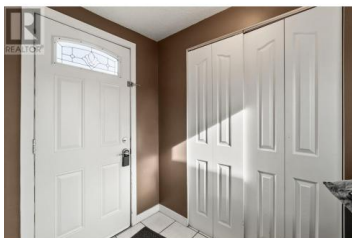


## 525 Leathead Road Kelowna British Columbia

Rutland North

**\$998,000**



Attention Developers! Prime Opportunity in Rutland Urban Center - UC4 Zoning! Listed at close to Assesment Value and Situated on a generous 0.21 Acre lot, this property presents abundant potential for future development. With approximately 9147 sf of buildable area, seize the opportunity to either re-develop this single lot or explore the option of assembling adjacent lots for a larger-scale project. Ideal for student housing or lucrative rental income, capitalize on the strategic location while awaiting land assembly. This well-appointed 7-bedroom, 3-bathroom home features updates throughout, including efficient in-floor hot water heating and premium air conditioning. Offering a separate entrance for the 3-bedroom unit, the property boasts a spacious fully fenced yard with ample parking space for a boat, RV, and more. Furnishings can be included for a turnkey investment. Conveniently located just minutes away from parks, schools, shopping, and recreational facilities, don't miss the potential for a 4-lot land assembly opportunity near Froelich Rd. Act now to secure your place in this burgeoning development landscape! (id:6769)

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