



YMCA



Rutland Twin Arena



Rutland Middle School



Rutland Senior Secondary

## 945 Rutland Road Kelowna British Columbia

Rutland North

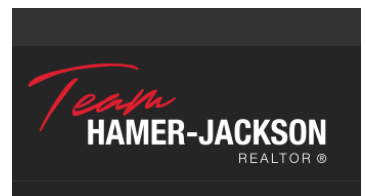
**\$2,799,900**

DEVELOPMENT PROPERTY located on the TRANSIT SUPPORTIVE CORRIDOR!! This .53 acre (23,087 SF) site with LANE ACCESS was originally planned for a townhouse development but the City has indicated that MF3 (Apartment Housing) would be the most appropriate zone with the potential for up to 6 stories and base density of 1.8 FAR with additional bonuses available. The current zoning is MF2 (Townhouse Housing) and the 2040 OCP is C-NHD (Core Area Neighborhood). This is as close to a turn key development opportunity as it gets!! (id:6769)

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