



169 Rutland Road 1 Kelowna British Columbia

\$37

Central in Rutland is a six-storey mixed-use development featuring 114 residential rental units and six retail CRUs, ranging from 823 to 1,880 sq. ft. CRU 1 offers 1,273 sq. ft and can be combined with CRU 2 for a total of 2,096 sq. ft. Each unit includes 200-amp, three-phase power service and approximately 14-foot ceilings. The property features a shared commercial loading bay and offers great signage opportunities. Ideally located off Highway 33 in a high-traffic area, perfect for cafes, restaurants, and retail services. Demising options are available. Estimated occupancy is Q3 2025. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<https://venturecommercial.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.