145-147 Woods Road Kelowna British Columbia

$890,000

AFFORDABLE FULL DUPLEX IN RUTLAND SOUTH! 0.22 ACRE (9,583 SQFT) FLAT, FULLY SERVICED LOT in the heart of Rutland South, offering 83 FT OF FRONTAGE and 114 FT DEPTH--a PRIME candidate for future redevelopment. Zoned MF1 (Infill Housing)--formerly RU7--this property allows for UP TO 4 DWELLING UNITS (townhomes, duplex + carriage homes, or multi-unit configurations) up to 3 STOREYS, making it an IDEAL LAND ASSEMBLY or small-scale development play within Kelowna's Core Area. This lot appears to fit the requirements for the fast-track infill "Field House 5" program, presenting a potential streamlined path to redevelopment. INVESTORS: Solid holding property with $3,300/MONTH INCOME ($1,650/SIDE + utilities) while you plan your build. Key upgrades include: Electrical upgrades (2024 - both sides), Hot water tanks (2024 - both sides), Full Roof replacement (2016/2020) The duplex offers functional layouts on both sides: 145: 2 beds up + 2 beds down, spacious living, unfinished rec space 147: Similar layout with 3 UPDATED LOWER BEDROOMS featuring new drywall, flooring, and LED lighting END USERS & LARGE FAMILIES: Perfect for multi-generational living, mortgage helper potential, or holding long-term in a rapidly densifying neighborhood. Located on a QUIET CUL-DE-SAC, just minutes to transit, schools, shopping, and amenities, this is a STRATEGIC ACQUISITION with immediate income and long-term upside. HOLD. DEVELOP. PROFIT. (id:6769)

Living room ' x '	Bedroom ' x '
Living room ' x '	Primary Bedroom ' x '
Full bathroom Measurements not available	Kitchen ' x '
Full bathroom Measurements not available	Primary Bedroom ' x '
Bedroom ' x '	Kitchen ' x '

Listing Presented By:

Originally Listed by:
Royal LePage Kelowna

http://www.jrfamilyrealtors.com/

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.