



## 195 Davie Road Kelowna British Columbia

\$1,499,000

Excellent LAND ASSEMBLY and Investment Opportunity. Developers can acquire land assembly of 195 Davie Road and 215 Davie Road (MLS:10309082) Flat .68 Acre of prime land Zoned MF1 in the core of Rutland Community. Both properties 215 Davie Rd and 195 Davie Rd, to be acquired together. Two lots (Total area .68 Acres) can be sub-divided into 3 lots. Each lot can accommodate up to 6 Units of town homes as per MF1 Zoning. Based on the preliminary design study with architect, these two lots would allow up to total of 18 Units of Townhomes for the entire development. Short distance to schools, shops, parks, YMCA and public transit and only 10-15-minute drive to UBC (University) and the Kelowna International Airport. Square footage is based on BC Assessment. Buyers are advised to conduct their own due diligence. 195 Davie Road is a Four bedroom, and Two-bathroom home with 1 BR self-contained suite. Property offer potential for generating a great rental income while processing for development. Home currently rented out. 24 hours' notice required for viewing. Large 75 x 200 feet lot with easy access to HWY 33 \*All information & measurements are deemed correct but not guaranteed, please verify if important. (id:6769)

Recreation room 17' x 11'

Bedroom 17' x 7'

Bedroom 13' x 11'

Full bathroom 5'0" x 7'

Kitchen 20' x 8'6"

Bedroom 12' x 10'

Primary Bedroom 12' x 10'

Family room 24' x 11'

Living room 20' x 11'

Kitchen 7' x 7'

Listing Presented By:



Originally Listed by:  
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