



## 265 - 275 Ponto Road Kelowna British Columbia

\$1,549,996

An outstanding redevelopment and investment opportunity in the heart of the Rutland Urban Centre. Offered as a two-lot land assembly or available for purchase individually, these tenant-occupied properties provide valuable holding income to help offset carrying costs throughout the redevelopment planning and approval process. Designated under UC4 zoning, the properties support a diverse mix of medium-density to high-density residential and commercial uses, with building heights of up to 6 storeys permitted under the current zoning framework. One of the properties benefits from rare rear lane access, enhancing site design flexibility and development potential. Ideally located with easy access to Highway 33 and within walking distance to Shopping Plaza 33, Ben Lee Park, and Centennial Park, the site is also minutes from the YMCA, schools, shopping, UBCO, and Kelowna International Airport. This is a unique opportunity for investors, developers, and land bankers to secure a strategic urban redevelopment site in one of Kelowna's fastest-growing corridors while benefiting from existing rental income during the holding period. Buyers are encouraged to conduct their own due diligence and verify density, height, parking, and development potential directly with the City of Kelowna. (id:6769)

Listing Presented By:



Originally Listed by:  
Realtymonx

**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.