



## 275 Rutland Road Kelowna British Columbia

\$1,500,000

60'x145', 0.20 acre redevelopment property in the core of the Rutland area of Kelowna. Zoned UC4. Urban Centre Building Heights noted as 6 storeys. Urban Centre Street Character noted as "Retail" street. Ideal spot for redevelopment into a mixed use building. Directly across the street from Rutland Centennial Park, walking distance to the Middle/High Schools, and walking distance to all commercial amenities. This is an ideal property for any investor wanting a prime redevelopment piece with immediate and long term redevelopment potential. Total rent is \$3,800 across two residential tenancies, + utilities on month to month contracts. The property was previously used as an office space with 4 offices, and could be re-used for an owner operator as well. (id:6769)

Bedroom 10' x 10'

3pc Bathroom 1' x 1'

Bedroom 10' x 10'

3pc Bathroom 1' x 1'

Living room 10' x 10'

Primary Bedroom 10' x 10'

Kitchen 10' x 10'

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.scottmarshallhomes.com/>

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