



## 455 Dougall Road Kelowna British Columbia

\$1,375,000

RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of \$4,125,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6769)

Full bathroom 5'7" x 4'7"

Bedroom 11'4" x 8'0"

Bedroom 10'6" x 8'8"

Utility room 12'10" x 13'8"

Family room 12'5" x 20'0"

Full bathroom 6'7" x 5'5"

Bedroom 9'10" x 12'6"

Primary Bedroom 12'8" x 11'4"

Foyer 6'6" x 4'0"

Living room 17'7" x 13'7"

Kitchen 6'10" x 12'6"

Dining room 12'6" x 8'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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

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