



470 Gerstmar Road Kelowna British Columbia

\$850,000

Prime Kelowna development property zoned MF1. This offering includes an updated suited home on a 0.28-acre lot, providing rental income while you move through the city's approval process—a smart way to cover holding costs. Key updates to the home include A/C (July 2022), Furnace (October 2019), and a roof replaced in August 2020. The City of Kelowna has already expressed support for a 6-unit townhome development, and Lime Architecture, who have prepared preliminary schematics and know the site well, can be engaged to fast-track approvals. This is a true pick-it-up-and-go development site. Concept plans call for six modern townhomes, each approx. 1,980 sq.ft., designed with 3 bedrooms, double-car garages, and private yards. The product is perfectly suited for small families and first-time homebuyers, making it highly desirable in today's Kelowna market. The location is unbeatable, situated in the heart of Rutland, close to everything you need: schools, parks, shopping, and public transit. Just 10-15 minutes from Downtown Kelowna, UBC Okanagan, and Okanagan College, the site offers convenience for future homeowners and strong fundamentals for developers. Whether you're looking to build and sell or hold as a rental investment, 470 Gerstmar Road is a rare chance to secure a turnkey multi-family development property in one of Kelowna's fastest-growing areas. Call today for more info! (id:6769)

Laundry room 6'0" x 3'0"

Kitchen 14'0" x 10'0"

Living room 17'0" x 11'0"

Laundry room 12'0" x 7'0"

4pc Bathroom 7'0" x 5'0"

Bedroom 11'0" x 9'0"

Primary Bedroom 11'0" x 10'6"

Dining nook 10'6" x 7'0"

Kitchen 10'0" x 9'0"

Living room 19'0" x 12'0"

Full bathroom 7'0" x 5'0"

Bedroom 12'0" x 9'0"

Listing Presented By:



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Vantage West Realty Inc.

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