



510-530 McCurdy Road Kelowna British Columbia

\$4,800,000

Development Potential Opportunity in Central Rutland! Unlock the potential of this unique property package 510 & 530 McCurdy Road offering both immediate income and significant development upside. Situated on a generous .84 acre lot, this offering includes a single-family home and a fully occupied legal 4-plex, currently generating almost \$15,500 per month in rental income. Seize a terrific opportunity to own and potentially rezone this .84 acre site for multi-family development. With the new OCP 2040 Hinting at support for rezoning, the potential proposed zoning of MF3 could allow for the construction of a 4-storey multi-family complex (townhomes or apartments). Located in the heart of Central Rutland, the property is within walking distance of amenities, steps away from transportation and minutes from restaurants, grocery stores, and UBC Okanagan, near Kelowna Airport. The selling realtor has an interest in trade. All measurements have been taken from the BC Assessment. (id:6769)

Laundry room 8' x 7'

Kitchen 14' x 8'

Full bathroom 7' x 7'

Living room 16' x 14'

Bedroom 14' x 2'

Bedroom 11' x 11'

Dining room 11' x 9'

Dining nook 8' x 7'

4pc Bathroom 8' x 8'

Bedroom 11' x 9'

Primary Bedroom 15' x 10'

Bedroom 11' x 8'

Living room 18' x 5'

Kitchen 11' x 10'

Listing Presented By:



Originally Listed by:
Coldwell Banker Universe Realty

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.