



1090 Houghton Road Kelowna British Columbia

\$1,250,000

Rare high-exposure corner assembly in Kelowna's growth core! First time offered, this 0.56-acre, 2-lot land assembly has been a multi-generational homestead for nearly 60 years & now presents outstanding potential for multi-family redevelopment in one of the city's most active corridors. Currently zoned MF1, with potential under MF2 (buyer to verify), the site could support up to 3 storeys & a possible 1.70 FAR. Even more upside under the 2040 OCP, which designates the site CNHD--opening the door to greater density & mixed-use opportunities. Located on a quiet, pedestrian-friendly street yet steps to Ben Lee Park, schools, shopping, transit & daily amenities, the site delivers unbeatable convenience for both current & future residents. Rutland also serves as a key support area for UBCO, making it ideal for student housing, rentals, or long-term investment. Both properties have been impeccably maintained, featuring beautifully landscaped yards w/ fruit trees and gardens + solid homes w/ walk-outs already plumbed & wired for suite potential--perfect for multi-generational living, or, rental income today and strong redevelopment prospects for tomorrow. Conservative projected rents of \$8,000/month offer excellent holding income while development plans take shape. With a nearby site recently approved for a 20-unit project, this assembly is primed for success. 1090 Houghton Rd & 350 Fleming Rd -- must be sold together. (id:6769)

Laundry room 8'10" x 11'5"

Other 10'11" x 5'9"

Bedroom 11'1" x 12'0"

Bedroom 9'11" x 11'8"

Recreation room 18'8" x 26'8"

Bedroom 11'5" x 12'6"

Bedroom 9'10" x 12'6"

Dining room 10'1" x 11'4"

Full ensuite bathroom 6'10" x 5'7"

Full bathroom 6'10" x 8'2"

Primary Bedroom 11'1" x 14'1"

Living room 21'3" x 17'3"

Kitchen 17'11" x 11'

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

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Royal

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