



## 195 Davie Road Kelowna British Columbia

\$1,249,999

Prime development and investment opportunity in Rutland. Developers and investors have the chance to acquire a land assembly at 195 and 215 Davie Road, a flat 0.68-acre site zoned MF1 in the core of the Rutland community. A preliminary architectural study indicates the potential for up to 18 townhome units across three subdivided lots, with each lot accommodating up to six units. This property is ideally located within minutes of schools, shopping, parks, the YMCA, and public transit, with convenient access to UBC Okanagan and Kelowna International Airport, approximately a 10 to 15-minute drive. The existing home is currently tenanted, providing rental income while development plans are underway. The large 75 by 200-foot lots offer easy access to Highway 33, making this a prime location for future development. Viewings require 24-hour notice as the home is tenant-occupied. All information is deemed reliable but should be independently verified. This is a rare opportunity to invest in a rapidly growing area with strong development potential. (id:6769)

Recreation room 17' x 11'

Bedroom 17' x 7'

Bedroom 13' x 11'

Full bathroom 5'0" x 7'

Kitchen 20' x 8'6"

Bedroom 12' x 10'

Primary Bedroom 12' x 10'

Family room 24' x 11'

Living room 20' x 11'

Kitchen 7' x 7'

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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Royal

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