

255 Cambie Road Kelowna British Columbia

$749,000

Prime development opportunity in the heart of Rutland! This 8,700 sq. ft. lot, ideally situated behind Plaza 33 and Highway 33, offers immense potential with UC4 zoning (up to FAR 2.5), allowing for a 6-story mixed-use development with neighboring land assembly potentially. This well-cared-for home features a bright living room with a cozy gas fireplace, kitchen and dining area, and primary bedroom on the main floor with a newer ensuite. Upstairs, you'll find two additional bedrooms and a full bathroom. Step outside to a private, spacious backyard complete with a gazebo, kids' playhouse/shed, and raised garden beds. Home has been renovated with new carpet and new flooring. The covered carport adds convenience, while a large detached shop easily fits two vehicles and includes a 220v power outlet--perfect for storing all your toys, RVs, boats, and trailers. With 70 feet of frontage and sewer at the lot line (requiring connection), this transit-oriented location provides quick access to UBCO, Downtown, Okanagan College, and Kelowna Airport. Surrounded by shopping centers, schools, and essential amenities, this is a rare investment opportunity in a growing urban hub. Neighboring properties were listed between $1.5M and $1.9M. Don't miss out on this incredible value! Measurements are approximate; buyer to verify if important. Buyers to confirm and conduct their own due diligence with the development potential and requirements of the City of Kelowna for future land use. (id:6769)

Bedroom 10'3'' x 17'2''
3pc Bathroom 6'0'' x 12'9''
Bedroom 8'6'' x 12'9''
3pc Ensuite bath 5'2'' x 8'8''
Primary Bedroom 9'6'' x 17'4''
Laundry room 7'11'' x 9'5''
Utility room 9'8'' x 6'11''
Partial bathroom 3'11'' x 5'9''
Dining room 9'1'' x 10'0''
Kitchen 9'1'' x 9'1''
Living room 14'4'' x 19'2''

Listing Presented By:

Originally Listed by:
Oakwyn Realty Okanagan-Letnick Estates

https://bc-real-estate.com/

Royal LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.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.