



265 - 275 Ponto Road Kelowna British Columbia

\$1,549,996

An outstanding redevelopment and investment opportunity in the heart of the Rutland Urban Centre. Offered as a two-lot land assembly or available for purchase individually, these tenant-occupied properties provide valuable holding income to help offset carrying costs throughout the redevelopment planning and approval process. Designated under UC4 zoning, the properties support a diverse mix of medium-density to high-density residential and commercial uses, with building heights of up to 6 storeys permitted under the current zoning framework. One of the properties benefits from rare rear lane access, enhancing site design flexibility and development potential. Ideally located with easy access to Highway 33 and within walking distance to Shopping Plaza 33, Ben Lee Park, and Centennial Park, the site is also minutes from the YMCA, schools, shopping, UBCO, and Kelowna International Airport. This is a unique opportunity for investors, developers, and land bankers to secure a strategic urban redevelopment site in one of Kelowna's fastest-growing corridors while benefiting from existing rental income during the holding period. Buyers are encouraged to conduct their own due diligence and verify density, height, parking, and development potential directly with the City of Kelowna. (id:6769)

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