285-295 Rutland Road Kelowna British Columbia

$1,999,800

Investor / Developer Alert -- Rare Rutland Urban Centre Land Assembly Opportunity A rare opportunity to acquire a contiguous 2-lot land assembly totaling approximately 0.41 acres in the heart of Kelowna's rapidly evolving Rutland Urban Centre. Zoned UC4, this prime development site supports high-density mixed-use or multi-family development in alignment with the City of Kelowna's Official Community Plan. With an approximate FAR of 2.25 (buyer to verify), the property offers substantial redevelopment potential in one of Kelowna's designated growth corridors. Ideally positioned directly beside the Rutland Transit Exchange, the site presents exceptional transit-oriented development opportunities with outstanding walkability and connectivity. The assembly features strong frontage along Rutland Road N and convenient rear lane access, allowing for efficient future site planning and development configuration. The two existing homes are currently tenanted, providing valuable holding income while redevelopment plans are underway. Centrally located just minutes from University of British Columbia Okanagan, Kelowna International Airport, shopping centres, schools, parks, and major amenities. Addresses: 285 & 295 Rutland Road N, Kelowna, BC An exceptional opportunity to secure scale, location, and long-term upside in one of Kelowna's fastest-growing urban nodes. (id:6769)

Listing Presented By:

ESTATEVUE 360°

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