



# 500 Rutland Road Kelowna British Columbia

\$1,995,000

OPPORTUNITY FOR DEVELOPERS AND BUILDERS to purchase 2 HOMES LAND ASSEMBLY WITH DOUBLE ROAD ACCESS FROM FRONT AND BACK, total of 0.462 acres (Approx.) 20,124.72 Sq. Ft. redevelopment site in Central Rutland within walking distance to all amenities. The OCP supports UC4 zoning with 2.30 FAR, which will allow an approximate saleable area of 46,286 Sq Ft. The subject site provides easy access to transportation and major amenities including restaurants, grocery stores, and other retailers. Distance to UBC Okanagan around 8 min and 8 min to Kelowna Airport. The site is perfect for a rental or stratified project due to its strategic location, closer to UBC , Airport and Highway access. The zoning supports 6 stories Mixed Commercial Apartment Building. LAND ASSEMBLY: 500 RUTLAND RD + 495 MONTGOMERY RD (id:6769)

Full bathroom Measurements not available

Dining nook 11'0" x 11'0"

Bedroom 11'0" x 10'0"

Bedroom 12'0" x 11'0"

Primary Bedroom 14'0" x 11'0"

Kitchen 11'0" x 8'0"

Dining room 11'0" x 9'0"

Living room 19'0" x 14'0"

Listing Presented By:



Originally Listed by:  
RealtyMonX



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.