

500 Rutland Road Kelowna British Columbia

$1,800,000

Situated on a spacious 0.27-acre lot, this 4-bedroom, 2.5-bathroom home offers a generous backyard, ample on-site parking, and excellent potential for rental income while planning future redevelopment. Ideally located in Central Rutland, within walking distance of shopping, restaurants, grocery stores, schools, parks, public transit, and everyday amenities. Just approximately 8 minutes to UBC Okanagan and Kelowna International Airport, with convenient access to Highway 97. The property is situated within Kelowna's growing Rutland Urban Centre, where OCP 2040 supports higher-density mixed-use development. Available in conjunction with 500, 510 and 520 Rutland Road North and 495 Montgomery Road, creating a combined 1.04-acre (approximately 45,302 sq. ft.) development site. The proposed UC4 mixed-use concept offers potential for a six-storey building featuring approximately 100-105 rental apartments with ground-floor commercial retail space. An excellent opportunity for investors and developers seeking holding income today with significant long-term redevelopment potential in one of Kelowna's evolving urban centres. All development potential is subject to zoning verification, feasibility studies and City approvals. (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:

ESTATEVUE 360°

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