


# Rutland Rd N, 495 Montgomery Road Kelowna British Columbia

$6,449,886

PRIME 1.04-ACRE LAND ASSEMBLY - RUTLAND URBAN CENTRE! Exceptional investment and redevelopment opportunity featuring four properties at 500, 510 and 520 Rutland Road and 495 Montgomery Road, totalling approximately 45,302 sq. ft. Existing homes offer rental income during the holding period while planning future development. The UC4 mixed-use concept offers potential for a six-storey building with approximately 100-105 rental apartments and ground-floor commercial retail, subject to approvals. Strategically located in Kelowna's growing Rutland Urban Centre, designated under OCP 2040 for increased residential density, commercial activity and urban revitalization. Close to shopping, restaurants, schools, parks, recreation facilities and public transit. Convenient access to UBC Okanagan and Kelowna International Airport (approximately 10-12 km), with Big White Ski Resort approximately 50-55 km away. An excellent opportunity to generate holding income while capitalizing on Rutland's long-term growth and redevelopment potential. All development potential subject to City approvals and buyer verification. (id:6769)

Listing Presented By:

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