

1095 Monterey Court Kelowna British Columbia

\$1,400,000

0.41 acre (17,860 SF) MF2 zoned development site in the Rutland core area. Great location in a family-friendly neighborhood at the end of a cul-de-sac near Springfield Road and Rutland Road South. The property is within walking distance to 3 schools and Mission Creek Regional Park, and close to all major amenities. Property is zoned MF2, accommodating increased density and building height. Due diligence documents available upon a signed NDA include a Phase 1 ESA, Geotech Report, Site Survey, Architectural Plans, Landscape Plans and City of Kelowna Pre-Application Meeting Minutes. Proposed concept is for 9 residential 3-storey townhome units between 2 buildings. All 9 units offer attractive floorplans with 3 bedrooms, backyard patios, and double garages. Design is well suited for a bare land strata and party-wall agreement (no strata fees for end users). No special Development Permits affect this site. Holding income provided from the existing duplex on site with 3 separate units. Option to acquire the holding company, which can eliminate the Property Transfer Tax. Project conceptualized and designed by an experienced land development consultant with over a decade of experience managing and planning developments, including townhouse sites. (id:6769)

Listing Presented By:



Originally Listed by: Unison HM Commercial Realty

http://www.hmcommercial.com/



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244 tammykozari@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.