



## 213-219 Rutland Road Kelowna British Columbia

\$2,100,000

Mixed use building directly on Rutland Road across the street from Rutland Centennial Park. Income producing property with long-term tenants. Main floor consists of two commercial units for a total of 2,390 square feet occupied by a floral shop and a tattoo shop. Second floor is a 1,900 square feet, three bedroom, updated residential unit. Building is fully occupied. Located on a high-traffic, high-exposure corridor in a central location close to all amenities and transit. On-site paved & fenced parking. Lot is .22 of an acre with UC4 zoning offering future redevelopment opportunity. UC4 (Rutland Urban Centre) zoning allows for high-density, mixed-use development similar to other nearby new developments. (id:6769)

Listing Presented By:



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