



## 272 Asher Road Kelowna British Columbia

\$1,999,999

Extremely rare opportunity to acquire a prime land assembly in Kelowna's Rutland Urban Centre. This UC4 zoned property boasts an approved land designation with the potential to develop up to 132,313 SF of residential and commercial mixed-use density. Strategically positioned near Highway 33, the site offers unparalleled visibility and accessibility, just minutes from downtown Kelowna, shopping, dining, and major transit routes. The City of Kelowna OCP allows building up to 15 stories with bonus density. The combined lots (250+260+270+272 Asher Rd) offer a spacious 192' frontage x 168' depth, totalling approximately (.75 acres) 32,670 sq. ft.--a versatile canvas for visionary redevelopment. Zoned for mixed-use commercial and residential development, this site invites innovative concepts such as strata apartments, rental apartments, or a hotel. Capitalize on soaring demand in one of Kelowna's fastest-growing areas, where urban convenience meets community charm. Kelowna's urban intensification trends and infrastructure growth amplify this site's long-term value. Seize this once-in-a-lifetime chance to shape Rutland Urban Centre and unlock transformative potential. Don't wait--contact us today to explore this unmatched development gem. (id:6769)

Listing Presented By:



Originally Listed by:  
Realtymonx



**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.