



435 Dougall Road Kelowna British Columbia

\$1,375,000

RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of \$4,125,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6769)

Full bathroom 10'5" x 7'0"

Bedroom 13'5" x 9'3"

Bedroom 10'2" x 9'8"

Recreation room 26'6" x 13'2"

Kitchen 13'10" x 8'10"

Full bathroom 10'6" x 7'4"

Bedroom 10'6" x 14'2"

Primary Bedroom 19'4" x 12'0"

Kitchen 11'0" x 9'5"

Dining room 13'3" x 10'2"

Living room 17'0" x 13'5"

Listing Presented By:



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