



# 495 Montgomery Road Kelowna British Columbia

\$1,393,000

OPPORTUNITY FOR DEVELOPERS AND BUILDERS to purchase 2 HOMES LAND ASSEMBLY WITH DOUBLE ROAD ACCESS FROM FRONT AND BACK, total of 0.462 acres (Approx.) 20,124.72 Sq. Ft. redevelopment site in Central Rutland within walking distance to all amenities. The OCP supports UC4 zoning with 2.30 FAR, which will allow an approximate saleable area of 46,286 Sq Ft. The subject site provides easy access to transportation and major amenities including restaurants, grocery stores, and other retailers. Distance to UBC Okanagan around 8 min and 8 min to Kelowna Airport. The site is perfect for a rental or stratified project due to its strategic location, closer to UBC , Airport and Highway access. The zoning supports 6 stories Mixed Commercial Apartment Building. LAND ASSEMBLY: 500 RUTLAND RD + 495 MONTGOMERY RD (id:6769)

Other 16'3" x 22'0"

Laundry room 10'0" x 13'0"

Primary Bedroom 9'7" x 16'0"

Family room 10'9" x 20'0"

Full bathroom 5'0" x 8'10"

Bedroom 7'8" x 10'5"

Bedroom 9'10" x 10'5"

Kitchen 10'6" x 12'0"

Living room 10'6" x 13'9"

Listing Presented By:



Originally Listed by:  
RealtyMonX



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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