



880 Badke Road Kelowna British Columbia

\$13,250,000

An exceptional opportunity to acquire a fully stratified, 26-unit townhouse development on a 1.75-acre parcel in the heart of Kelowna's rapidly evolving Rutland Urban Centre. Ideally positioned directly across from Ben Lee Park and bordering the Houghton Road Recreation Corridor, this property offers both lifestyle appeal and strategic long-term value. Located within the City's designated redevelopment zone, the site is zoned UC4, allowing for up to 6 storeys with a density bonus—making it a prime candidate for future multifamily redevelopment. Most of the units are owner-occupied, with estimated market rents of approximately \$2,500 per month, equating to a potential gross annual income of \$780,000. Just 8 minutes to UBCO and Kelowna International Airport, 15 minutes to Okanagan Lake, and 40 minutes to Big White, this location offers strong projected holding income and exceptional redevelopment potential in one of Kelowna's most active and connected growth corridors. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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