



HIGHWAY 33

RUTLAND RD

FOR SALE

**1 ACRE 2 LOT ASSEMBLY WITH MULTI-FAMILY
DEVELOPMENT POTENTIAL IN KELOWNA**

STEVE LAURSEN
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ROYAL LEPAGE KELOWNA
COMMERCIAL
www.rlkcommercial.com

THE OPPORTUNITY

We are pleased to present an opportunity to purchase 2 adjoining residential sites located in Rutland for a total of 1 acre. This property is located on a transit supportive corridor with easy access to schools and services.

PROPERTY DETAILS



MUNICIPAL ADDRESS'

285 Robson Road W, Kelowna, BC
PID 031-327-010

280 Rutland Road S, Kelowna, BC
PID 009-465-448



GROSS SITE AREA

1 Acre | 43,529 SF



ZONING

CURRENT ZONING:
RU1

PROPOSED ZONING:
RM5 – Medium Density Multiple Housing



PRICE

\$7,900,000



PROPERTY HIGHLIGHTS

- City supports higher-density development in the area
- Draft plans available that could accommodate 106 suites at an average size of 659 sq.ft
- Corner lot
- Located on a transit supportive corridor
- All amenities within walking distance such as shopping, dining, groceries, and services.
- Multiple schools and parks within walking distance
- 45-Minute drive to Big White Ski Resort
- 16-Minute drive to Downtown Kelowna
- 9-Minute drive to UBC Okanagan

CONCEPTUAL PLAN



CONCEPTUAL PLAN

FLOOR PLAN

TOTAL BUILDING AREA

Name	Area
Level 1	18,394 SF
Level 2	18,122 SF
Level 3	18,122 SF
Level 4	18,122 SF
Level 5	14,927 SF
Parkade	36,736 SF
Total	124,423 SF



LOCATION OVERVIEW



DOUGALL RD



SHOPPERS DRUG MART

RUTLAND LIONS PARK

save on foods

ROBSON RD

GRAY RD

HIGHWAY 33

SUBJECT PROPERTY

TRANSIT STOP



TRANSIT STOP

RUTLAND RD



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