

# \$1,799,888 - 225 Cambie Road, Kelowna

MLS® #10332372

**\$1,799,888**

4 Bedroom, 1.00 Bathroom, 2,141 sqft

Single Family on 0.22 Acres

Rutland South, Kelowna, British Columbia

Prime Development Opportunity in a Highly Desirable Location! 4 Beds | 1 Bath | 9000+ Sq Ft Lot Presenting an exceptional investment opportunity in a prime transit-oriented area, this well-located home sits on a large 9000+ sq ft lot with a generous driveway and ample parking space. Whether you are looking to renovate, hold, or explore development options, this property offers great potential. Key Features: 4 Bedrooms + 1 Bathroom Spacious 9000+ Sq Ft Lot Generous Driveway with additional parking Walking Distance to: Grocers Banks Restaurants Recreation Facilities Three-Level Schools Steps to Transit, with a 20-Minute Bus Ride to UBCO or Okanagan College Quick Access to the Airport, Golf Courses, and Agricultural Areas Cambie Road Frontage with Lane Access at the rear Overlooks a Beautiful Park Development Potential: This property is part of a consolidation of 5 properties (215-225 Cambie Rd and 210-230-240 Pemberton Rd) and is located in a UC-Urban Core Area under the new Provincial Legislation. The 2.5 FAR zoning allows for 6-story construction, making it an ideal candidate for future development. Whether you're looking to develop, hold for future appreciation, or explore other opportunities, this property is primed for growth in one of the most up-and-coming neighborhoods. Contact us today for more information or to arrange a viewing! (id:6289)

Built in 1966



## Essential Information

Listing #	10332372
Price	\$1,799,888
Bedrooms	4
Bathrooms	1.00
Square Footage	2,141
Acres	0.22
Year Built	1966
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	225 Cambie Road
Subdivision	Rutland South
City	Kelowna
Province	British Columbia
Postal Code	V1X3H9

## Amenities

Parking	Surfaced
Is Waterfront	Yes
Waterfront	Other

## Interior

Heating	Other
Cooling	See Remarks
# of Stories	2

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Oakwyn Realty Okanagan
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