

# \$1,250,000 - 350 Fleming Road, Kelowna

MLS® #10363363

**\$1,250,000**

4 Bedroom, 2.00 Bathroom, 1,878 sqft

Single Family on 0.28 Acres

Rutland North, Kelowna, British Columbia

Rare high-exposure corner assembly in Kelowna's growth core! First time offered, this 0.56-acre, 2-lot land assembly has been a multi-generational homestead for nearly 60 years & now presents outstanding potential for multi-family redevelopment in one of the city's most active corridors. Currently zoned MF1, with potential under MF2 (buyer to verify), the site could support up to 3 storeys & a possible 1.70 FAR. Even more upside under the 2040 OCP, which designates the site CNHD opening the door to greater density & mixed-use opportunities. Located on a quiet, pedestrian-friendly street yet steps to Ben Lee Park, schools, shopping, transit & daily amenities, the site delivers unbeatable convenience for both current & future residents. Rutland also serves as a key support area for UBCO, making it ideal for student housing, rentals, or long-term investment. Both properties have been impeccably maintained, featuring beautifully landscaped yards w/ fruit trees and gardens + solid homes w/ walk-outs already plumbed & wired for suite potential--perfect for multi-generational living, or, rental income today and strong redevelopment prospects for tomorrow. Conservative projected rents of \$8,000/month offer excellent holding income while development plans take shape. With a nearby site recently approved for a 20-unit project, this assembly is primed for success. 1090 Houghton Rd & 350 Fleming Rd must be sold together. (id:6289)



Built in 1963

## Essential Information

Listing #	10363363
Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,878
Acres	0.28
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

## Community Information

Address	350 Fleming Road
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X3Z3

## Amenities

Features	Balcony
Parking Spaces	4
Parking	Additional Parking, Attached Garage, RV
# of Garages	1
View	Mountain view

## Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

## Exterior

Exterior	Wood siding
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

## Additional Information

Zoning	Residential
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## Listing Details

Listing Office eXp Realty (Kelowna)



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