

FOR SALE | 1.48 ACRE DEVELOPMENT SITE

250 GIBBS ROAD WEST | KELOWNA, BC





The Opportunity

Colliers is pleased to present a unique offering in the heart of Rutland, one of Kelowna's most central and fast-growing neighbourhoods. This 1.48-acre property, currently home to Faith Lutheran Church, is well-positioned for future redevelopment in an area surrounded by schools, parks, retail, and residential density. The site features flat topography, street frontage, and convenient access to both Highway 33 and Highway 97. Its location and scale make it well-suited for those looking to plan and invest in Kelowna's ongoing growth.

The current ownership would strongly consider a sale-leaseback arrangement, if preferred by the buyer, providing a stable income stream during the permitting and entitlement process.

SALIENT FACTS

Civic Address

250 Gibbs Road W
Kelowna BC V1W 2W3

Legal Description

PLAN KAP26182 LOT H SECTION
26 TOWNSHIP 26

PID

005-233-364

Lot Size

1.48 acres

Building Size

7,824 SF

Zoning

P2 - Public/Institutional

**Buyer to verify zoning and land use with
the City of Kelowna*



Area Overview

Rutland is one of Kelowna's most established and diverse neighbourhoods, offering a blend of residential, commercial, and recreational amenities. The area is home to schools, parks, local businesses, and community facilities, making it popular with families, students, and retirees alike. With convenient access to Highway 33 and Highway 97, Rutland connects easily to downtown Kelowna, the airport, and surrounding communities. Continued growth and development in the area reflect its appeal as a vibrant and accessible part of the city.

Location Demographics

Population (2024)

1^{KM} 9,010
3^{KM} 29,300
5^{KM} 18,710

Average Household Income (2024)

1^{KM} \$104,111
3^{KM} \$108,148
5^{KM} \$121,041

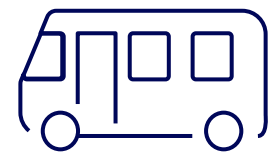
Median Age (2024)

1^{KM} 36
3^{KM} 38
5^{KM} 42



Walk Score

55



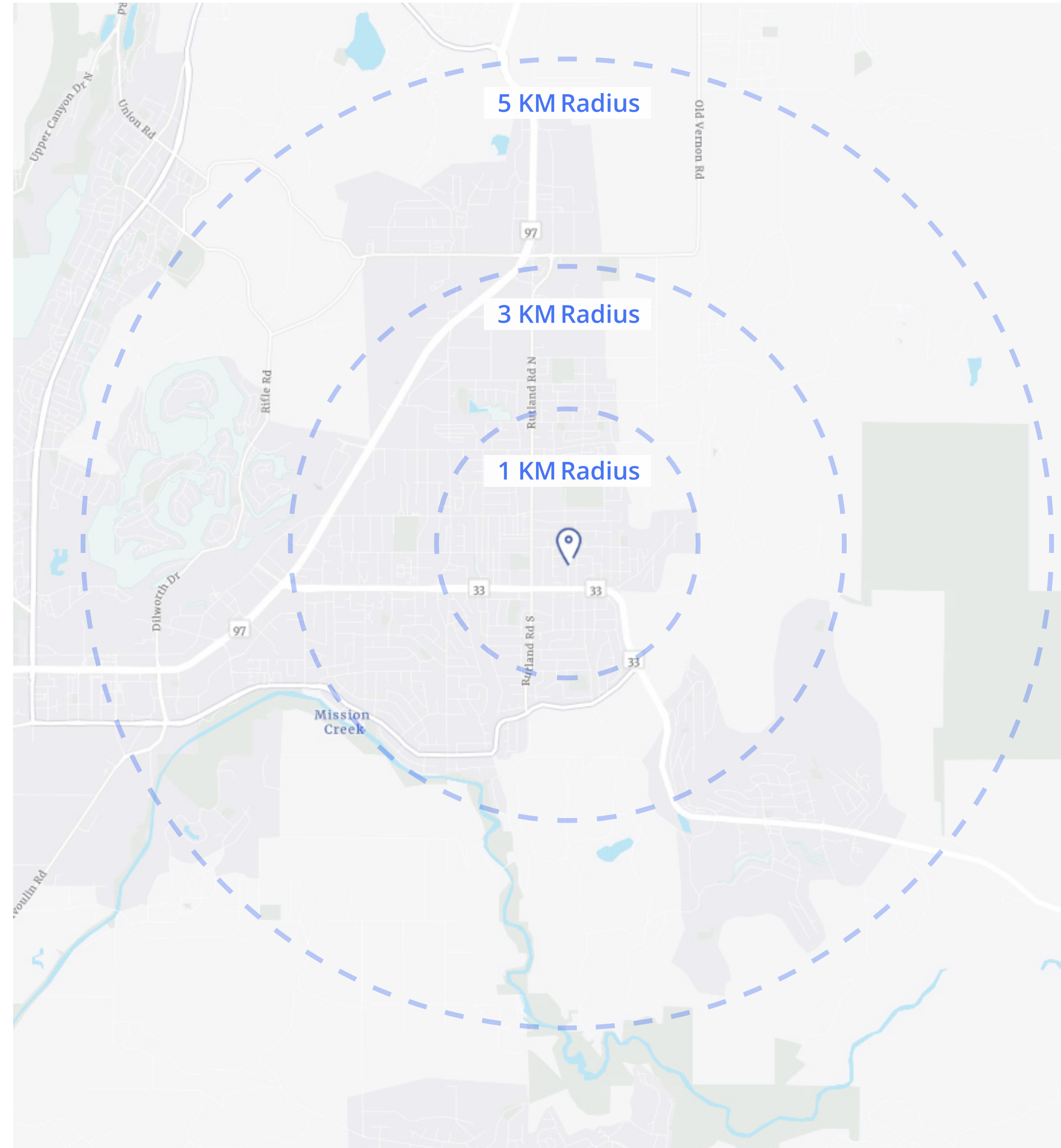
Transit Score

40



Bike Score

88



ASKING PRICE

\$4,835,000

250 GIBBS ROAD WEST
KELOWNA, BC

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