

FOR SALE | OWNER-OCCUPIER OPPORTUNITY WITH REDEVELOPMENT VALUE

250 GIBBS ROAD WEST | KELOWNA, BC



Colliers



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 an owner-occupier or a 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.

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	~9,353 SF
Zoning	P2 - Public/Institutional Permitted uses include: • Daycare • Cultural and Recreation Services • Education Services • Health Services • Religious Assemblies



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)	Average Household Income (2024)	Median Age (2024)
1 ^{KM} 9,010	1 ^{KM} \$104,111	1 ^{KM} 36
3 ^{KM} 29,300	3 ^{KM} \$108,148	3 ^{KM} 38
5 ^{KM} 18,710	5 ^{KM} \$121,041	5 ^{KM} 42



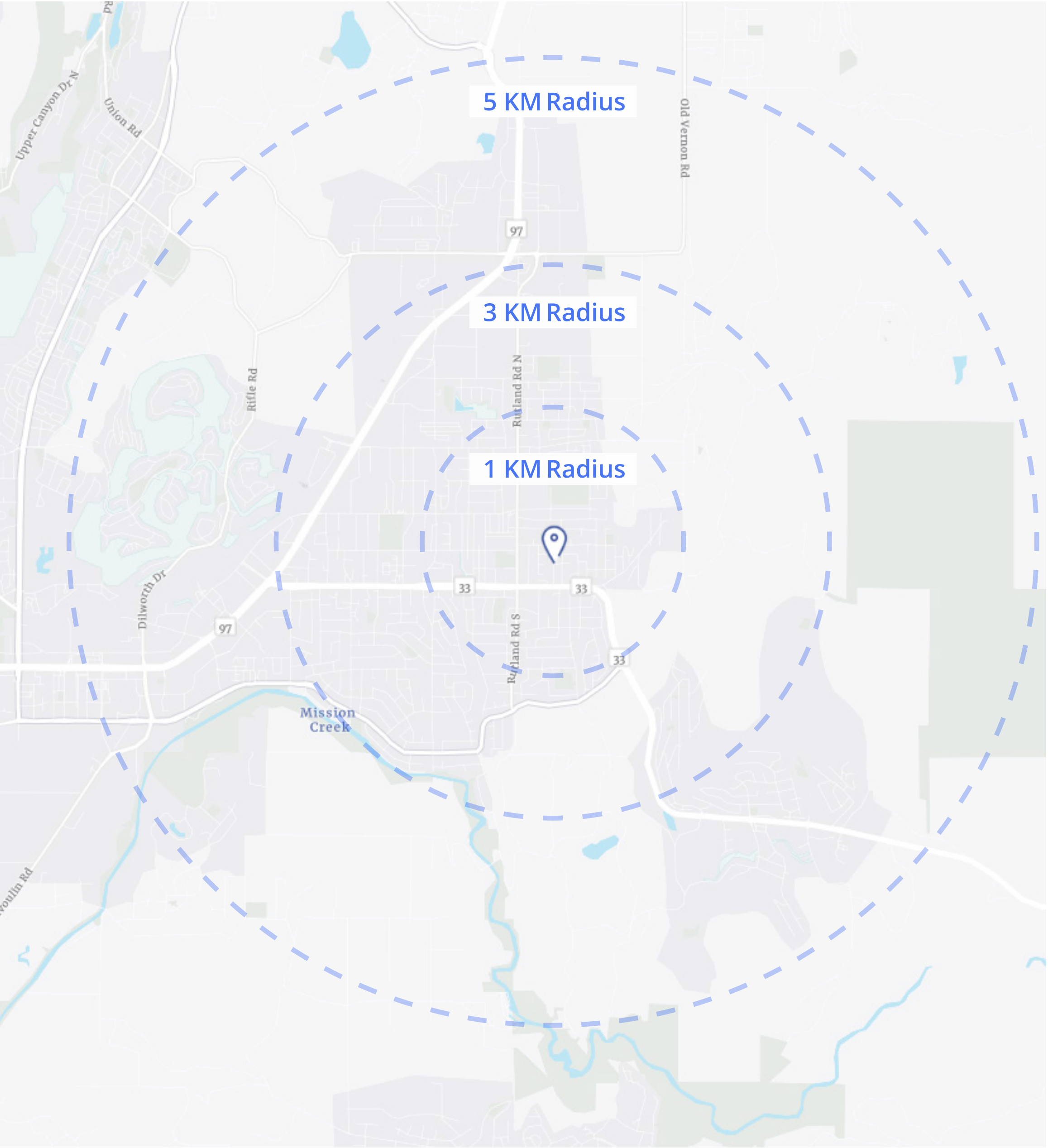
Walk Score

55



Bike Score

88



ASKING PRICE

\$3,950,000

250 GIBBS ROAD WEST
KELOWNA, BC

STEPHEN WEBBER

Vice President
+ 1 250 861 8104
stephen.webber@colliers.com

ARJAN THOULI

Associate
+ 1 250 861 8101
arjan.thouli@colliers.com

SAWYER HUNT

Associate
+ 1 250 861 8135
sawyer.hunt@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s).

Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

