



# 1089 Clement Avenue Kelowna British Columbia

\$635,000

3 LOT LAND ASSEMBLY FUTURE ZONING MRM / MULTIPLE UNIT RESIDENTIAL(Medium Density). These 3 lots total .45 of an acre. To be sold together with 1095 and 1097 Clement as a DEVELOPMENT PACKAGE. The City of Kelowna has indicated that with the FUTURE MRM (Medium Density) ZONING DESIGNATION that there is potential to develop with an "apartment use" / apartment building". This should reflect a higher value than that of the RU7 zoned properties which limit building to a maximum of 4 units per lot. If you are considering this as a holding property, the home offers 3 bedrooms, 2 full bathrooms, a near new roof and a great yard.

\*\*To be sold together with 1095 and 1097 Clement as a DEVELOPMENT PACKAGE\*\*



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