



1077 CLEMENT Avenue 1 Kelowna British Columbia

\$675,000

LAND ASSEMBLY (Development is supported by the city) 4 separate titles - MLS(R) 10341904 Unit #2, 1077 Clement Avenue .08 Acres Priced at \$898,000 + MLS(R) 10341758 Unit #1, 1077 CLEMENT, .08 Acres Priced at \$675,000 + MLS(R) 10343693 - 1089,1095 & 1097 Clement Avenue .46 Acres Priced at \$3,900,000 Total Acres = .62 Acres Total Price \$5,473,000 Visionary Urban Development Starts Here Unlock the potential of one of Kelowna's most coveted development opportunities with this rare 3-parcel land assembly along the high-demand Clement Avenue corridor. Spanning a combined 0.46 acres, this premium site offers endless potential in a neighborhood poised for remarkable growth and urban transformation. Currently zoned MF-1, this property supports a range of housing types including infill townhomes, ground-oriented units, and low-rise apartment buildings. However, the real magic lies in the potential for rezoning to MF-3--a designation that could open the door to higher-density development, including apartment buildings up to 6 storeys with a base FAR of 1.8, expandable to 2.5 in transit-oriented areas (buyer to verify with the City of Kelowna). Set within a transit-supportive corridor, this location is an urban planner's dream. Just steps from Okanagan Lake and surrounded by the vibrant energy of downtown Kelowna, future residents will enjoy world-class amenities: trend-setting restaurants, boutique shopping, wine bars, breweries, and exceptional public transportation.

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Listing Presented By:



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Coldwell Banker Executives Realty

<http://www.billhubbard.com/>



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LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca