



1069 Clement Avenue Kelowna British Columbia

\$1,300,000

Exceptional land assembly opportunity located at the high-exposure corner of Gordon Drive and Clement Avenue—right at the gateway to downtown Kelowna. This strategic grouping includes 1069, 1077, 1089, 1095, and 1097 Clement Avenue, offering a combined total of approximately 0.79 acres (34,848 sq. ft.). Offered at a total of \$6,773,000 for all 5 properties (6 titles), this site presents incredible potential for development, with rezoning to MF3 currently underway and support from the City of Kelowna. Situated within the transit-supportive corridor, this location is ideal for forward-thinking developers looking to capitalize on the growing demand for urban living. The area benefits from excellent access to downtown, nearby parks, transit routes, and emerging community amenities in the north end of downtown. Don't miss this rare chance to secure a large, visible, and well-positioned land assembly in one of Kelowna's most exciting growth areas. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

<http://mattglen.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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