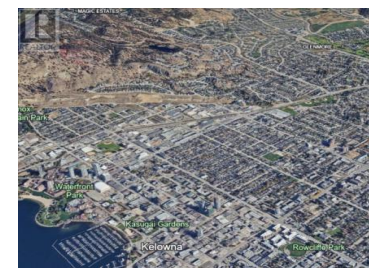


## 1077 Clement Avenue 2 Kelowna British Columbia

Kelowna North

**\$898,000**



A Developer's Dream: Unparalleled Land Assembly Opportunity in Downtown Kelowna! Presently MF-1 Zoning. See supplements for Zoning Particulars. This property is one of 2 separate, neighboring parcels on the highly sought-after Clement Avenue. Together, these properties span an impressive 0.169 acres. MF-1 zoning designates land for infill housing, ground-oriented housing, and apartment housing, allowing for a variety of housing types like townhomes, condominiums, and apartments, with compatible secondary uses. The City of Kelowna will likely support MF-3 Zoning (Buyer needs to confirm) for higher density. MF-3 zoning designation allows for apartment housing, potentially up to 6 storeys, with various commercial uses permitted on transit-supportive corridors, and the base density is 1.8 FAR, (Floor Area Ratio) which can increase to 2.5 FAR in Transit Oriented Areas. Situated on a transit-supportive corridor, this location offers unbeatable proximity to Kelowna's vibrant downtown, Okanagan Lake. The area is a hub of excitement, with an abundance of restaurants, cafes, wineries, boutiques, and excellent public transportation access--making it a prime spot for urban development. This land assembly offers a rare opportunity to shape the future of one of Kelowna's most dynamic and rapidly evolving neighborhoods. Included within the Land Assembly MLS: 10341758 (PID: 026-508-443 ...



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