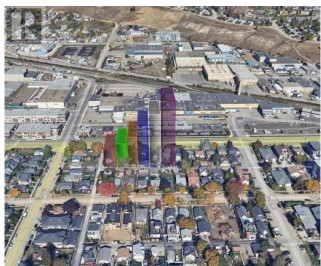
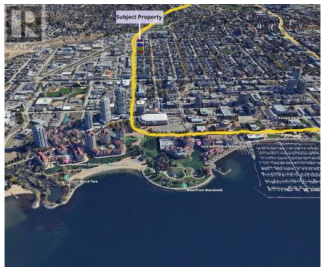
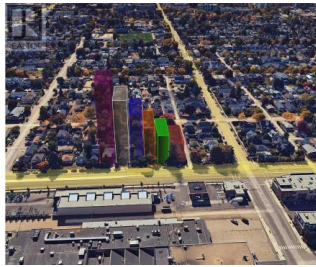


## 955 Clement Avenue Kelowna British Columbia

Kelowna North

# \$8,850,000



Seize this rare opportunity to invest in a prime Kelowna Downtown location! This combined 240 ft frontage of 6 lots land assembly offers a unique investment opportunity. Zoned C-NHD, the property allows for a variety of developments, including commercial, residential, or multi-family, making it ideal for both investors and developers. With an approved land designation and potential for up to 58,970 SF of mixed-use density, the possibilities are vast. Located on Clement Ave, the site offers unparalleled visibility and accessibility, with shopping, dining, and major transit routes within walking distance. The City of Kelowna OCP allows building up to 6 stories with bonus density. The combined lots(925+933+937+943+949+955) offer a spacious 240' frontage x 123' depth, totaling approximately (.66 acres) 28,750 sq. ft. with back alley access - a versatile canvas for redevelopment. The existing structures are being sold as-is, with the value focused entirely on the land. Kelowna is one of the fastest growing cities in the Okanagan, with access to international airports and major arteries. Don't miss this rare opportunity to bring your vision to life in one of Kelowna's most sought-after communities! Act now to secure this premium redevelopment site! (id:6769)

**Gary Judge**

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