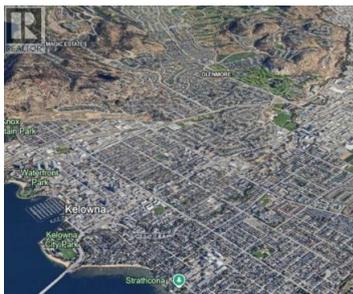
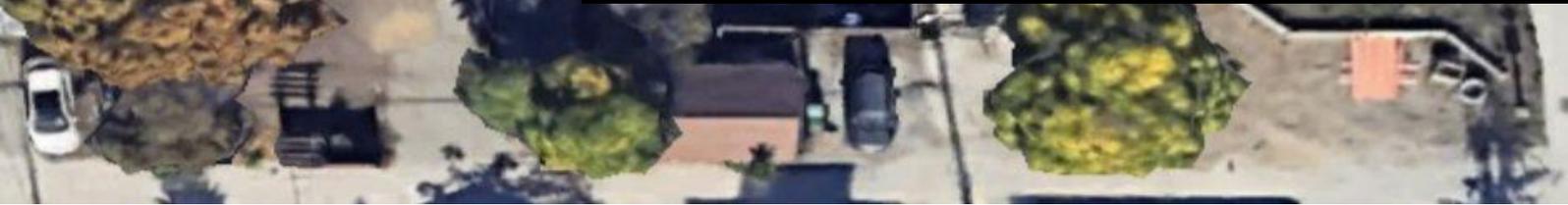


Clement Avenue Kelowna British Columbia

Kelowna North

\$3,900,000



Prime land assembly opportunity at the high-visibility corner of Gordon Drive and Clement Avenue—an iconic entry point to downtown Kelowna. This assembled offering includes 1069, 1077 Lot 1, 1077 Lot 2, 1089 and 1097 Clement Avenue, totaling approximately 0.79 acres (34,848 sq. ft.) across 5 titles. It is important to note that 1095 Clement was amalgamated into 1089 Clement and the address 1095 Clement no longer exists. Total land assembly priced at \$6,773,000 for all five properties, the site holds strong development potential with MF3 rezoning in progress (Third reading complete for 1095/1089 and 1097 Clement) and support from the City of Kelowna. Located within the transit-supportive corridor, it's perfectly suited for visionary developers aiming to meet the rising demand for vibrant urban living. With excellent proximity to downtown, transit, parks, and the rapidly evolving north end, this is a rare opportunity to acquire a substantial, well-located site in one of Kelowna's fastest-growing neighborhoods. (id:6769)

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