



## 971 Clement Avenue Kelowna British Columbia

\$1,299,000

961, 967, 971 and 977 Clement Avenue comprise a 19,164 SF mid-rise land assembly pre-zoned under Kelowna's Transit Supportive Corridor (TSC) Pilot Project, allowing for six storey residential development within an area designated for urban intensification. Located just minutes from Downtown Kelowna, the site benefits from strong connectivity to major arterial routes, supporting efficient access across the urban core. The surrounding corridor continues to attract investment alongside infrastructure upgrades and sustained residential demand. An opportunity to secure a centrally located, pre-zoned assembly aligned with Kelowna's long-term growth objectives and evolving urban framework. (id:6769)

Living room 15' x 12'

Full bathroom 8'9" x 7'9"

Bedroom 12'1" x 12'1"

Primary Bedroom 14'1" x 10'

Laundry room 8'9" x 10'1"

Kitchen 9'10" x 9'

Listing Presented By:



Originally Listed by:  
eXp Realty of Canada, Inc.

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

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