



## Clement Avenue Kelowna British Columbia

\$3,900,000

Visionary Urban Development Starts Here Unlock the potential of one of Kelowna's most coveted development opportunities with this rare 3-parcel land assembly along the high-demand Clement Avenue corridor. Spanning a combined 0.46 acres, this premium site offers endless potential in a neighborhood poised for remarkable growth and urban transformation. Currently zoned MF-1, this property supports a range of housing types including infill townhomes, ground-oriented units, and low-rise apartment buildings. However, the real magic lies in the potential for rezoning to MF-3—a designation that could open the door to higher-density development, including apartment buildings up to 6 storeys with a base FAR of 1.8, expandable to 2.5 in transit-oriented areas (buyer to verify with the City of Kelowna). Set within a transit-supportive corridor, this location is an urban planner's dream. Just steps from Okanagan Lake and surrounded by the vibrant energy of downtown Kelowna, future residents will enjoy world-class amenities: trend-setting restaurants, boutique shopping, wine bars, breweries, and exceptional public transportation. Prime location. Limitless potential. Visionary opportunity. (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com