



## 977 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)

Kitchen 10'5" x 9'10"

Bedroom 10'4" x 9'2"

Primary Bedroom 10'7" x 9'11"

Laundry room 8'6" x 7'6"

Living room 14'11" x 10'3"

Full bathroom 9'4" x 4'10"

Listing Presented By:



Originally Listed by:  
eXp Realty of Canada, Inc.

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

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)