

\$3,900,000 - 1089,1095 & 1097 Clement Avenue, Kelowna

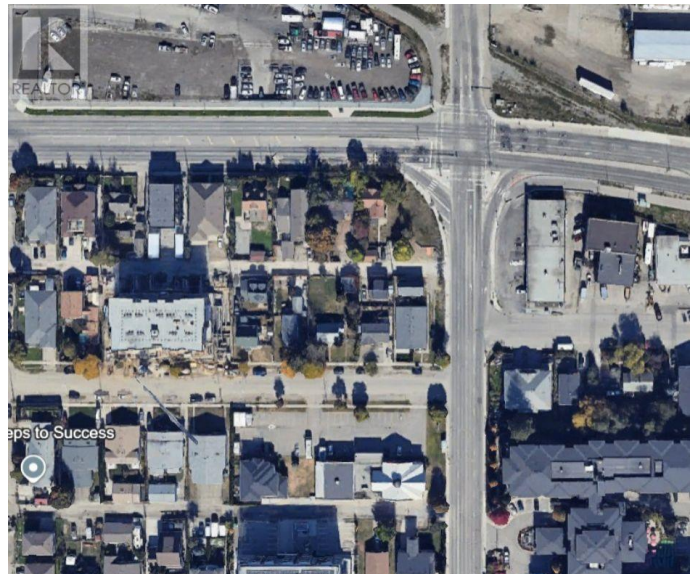
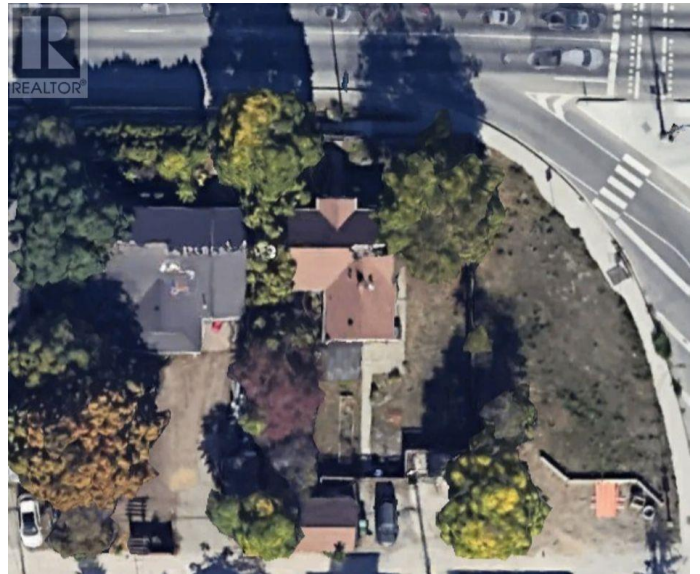
MLS® #10343693

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.46 Acres

Kelowna North, Kelowna, British Columbia

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, 1089, 1095, and 1097 Clement Avenue, totaling approximately 0.79 acres (34,848 sq. ft.) across 6 titles. Priced at \$6,773,000 for all five properties, the site holds strong development potential with MF3 rezoning in progress 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:6289)



Essential Information

Listing #	10343693
Price	\$3,900,000
Bathrooms	0.00
Acres	0.46
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	1089,1095 & 1097 Clement Avenue
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1T4Z7

Amenities

Utilities	Electricity, Natural Gas, Telephone, Sewer, Water
-----------	---

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	Coldwell Banker Executives Realty
----------------	-----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 5:01am CDT