

\$1,300,000 - 1069 Clement Avenue, Kelowna

MLS® #10357801

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Other on 0.17 Acres

Kelowna North, Kelowna, British Columbia

Exceptional land assembly opportunity located at the high-exposure corner of Gordon Drive and Clement Avenue—right at the gateway to downtown Kelowna. This strategic grouping includes 1069, 1077, 1089, 1095, and 1097 Clement Avenue, offering a combined total of approximately 0.79 acres (34,848 sq. ft.). Offered at a total of \$6,773,000 for all 5 properties (6 titles), this site presents incredible potential for development, with rezoning to MF3 currently underway and support from the City of Kelowna. Situated within the transit-supportive corridor, this location is ideal for forward-thinking developers looking to capitalize on the growing demand for urban living. The area benefits from excellent access to downtown, nearby parks, transit routes, and emerging community amenities in the north end of downtown. Don't miss this rare chance to secure a large, visible, and well-positioned land assembly in one of Kelowna's most exciting growth areas. (id:6289)



Essential Information

Listing #	10357801
Price	\$1,300,000
Bathrooms	0.00
Acres	0.17
Type	Other

Community Information

Address	1069 Clement Avenue
Subdivision	Kelowna North
City	Kelowna
Province	British Columbia
Postal Code	V1Y7E3

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping
Features	Level lot
Parking	Additional Parking, Detached Garage
# of Garages	1

Interior

Heating	Electric Baseboard heaters
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Exterior

Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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