



## 565 Bernard Avenue 13 Kelowna British Columbia

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Prime Retail Opportunity - 954 SF in The District on Bernard, Downtown Kelowna Address: 565 Bernard Avenue, Unit 13, Kelowna, BC Position your business at the heart of Kelowna's vibrant downtown core. This 954 SF retail unit offers an exceptional opportunity...Turnkey Retail Layout: Featuring two stylish fitting rooms and a dedicated rear storage area, this space is designed for operational efficiency and customer comfort...High Exposure Location: Benefit from constant pedestrian and vehicle traffic generated by the dynamic tenant mix within The District and surrounding businesses...Modern, Urban Aesthetic: Clean lines, ample natural light, and contemporary finishes create an inviting retail environment...On-Site Parking: Dedicated customer parking ensures easy accessibility, boosting convenience and sales opportunities... Main Floor Washrooms: Shared facilities provide added customer and staff convenience. Expansion Potential: Flexible Growth Options: Combine with adjacent Unit 14 (1433) to expand your footprint to a total of 2,387 SF - perfect for growing businesses seeking scalability. NNN \$13.12 PSF...HVAC + Utilities \$3.07 PSF (id:6769)

Listing Presented By:



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