



513/515 Bernard Avenue Kelowna British Columbia

\$17

Establish your presence on iconic Bernard Avenue in the heart of downtown Kelowna. This rare opportunity offers approximately 6,000 SF of ground floor retail/office space with outstanding frontage and visibility along one of the city's most dynamic commercial corridors. Currently configured for office use, the premises include approximately 19 private offices, two large boardrooms, a spacious open reception area, and accessible washrooms, providing a functional, turnkey layout for professional users. A second-floor component adds further versatility with three additional offices and access to a rooftop balcony -- a unique feature that enhances both client engagement and team environment. The building façade has been recently upgraded with an attractive culture brick design, delivering strong curb appeal and a refreshed street presence. While ideally suited for office, the layout also offers the potential to be reconfigured for alternative uses, including retail, subject to approvals. Combined with low net rents and low additional rents, this represents a strategic downtown opportunity where scale, flexibility, and value converge. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

<https://venturecommercial.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.