



**565 Bernard Avenue 14 Kelowna British Columbia**

Kelowna North

**\$24**



UNIT 14 - Prime Retail Space for Lease: 1,433 SF at The District on Bernard, Downtown Kelowna Address: 565 Bernard Avenue, Unit 14, Kelowna, BC. Seize this rare opportunity to position your business in downtown Kelowna's premier retail hub Unit 14 Highlights:

- o Ideal Retail Space: Designed for businesses seeking maximum exposure and a modern aesthetic.
- o Perfect for: Wellness concepts, sports nutrition, clothing boutiques, and specialty retail.
- o Private Washroom: Built-in, for enhanced functionality and customer convenience.
- o Dynamic Tenant Mix: Integrate seamlessly into a curated mix of thriving businesses, boosting cross-traffic and brand exposure.
- o High Foot Traffic: Benefit from The District's consistent pedestrian and vehicular activity -- one of Kelowna's most vibrant commercial corridors.
- o On-Site Customer Parking: Dedicated parking enhances accessibility, driving more footfall.
- o Main Floor Washrooms: Additional shared facilities available for convenience.

1.CAM (Common Area Maintenance) = \$10.79 PSF: 2. Property Tax - \$5.40 PSF CAM + Property tax = \$13.12 HVAC + Utilities \$3.07 psf Total NNN (Triple Net) = \$16.19 PSF (id:6769)

**Steven Harvey**

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