



## 565 Bernard Avenue 14 Kelowna British Columbia

Kelowna North

**\$20**



UNIT 14 - Prime Retail Space for Lease: 1,433 SF at The District on Bernard, Downtown Kelowna...ideally situated immediately to the right upon entering from Bernard Avenue...Perfect for: Wellness concepts, sports nutrition, clothing boutiques, specialty retail and many others...Private Washroom: Built-in, for enhanced functionality and customer convenience...Dynamic Tenant Mix: Integrate seamlessly into a curated mix of thriving businesses, tenant mix Tommy Guns, Gameday, Post office and more...High Foot Traffic: Benefit from The District's consistent pedestrian and vehicular activity -- one of Kelowna's most vibrant commercial corridors...On-Site Customer Parking: Dedicated parking enhances accessibility, driving more foot traffic...Main Floor Washrooms: Additional shared facilities available for convenience. Vibrant Community: Surrounded by a diverse tenant base, Located across the street from the newly built Brooklyn attracting a wide demographic of customers...NNN - \$13.12 - HVAC + Utilities \$3.07 PSF (id:6769)

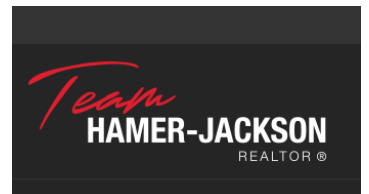


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