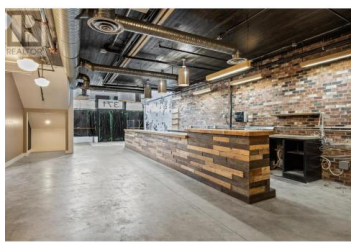
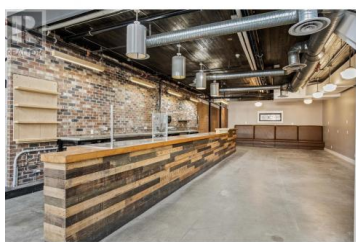


## 371 Bernard Avenue Kelowna British Columbia

Kelowna North

**\$33**

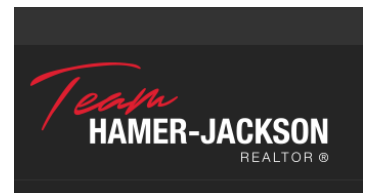


Prime retail space available for lease on Bernard Avenue. Most recently a coffee shop but previously a restaurant, this unit offers 2,958 square feet on the main floor and an additional 501 square feet of mezzanine, leading to an expansive rooftop patio. This sought-after location provides excellent visibility to both pedestrian and vehicular traffic, with additional outdoor patio seating on Bernard Avenue. Surrounded by residential high-rises and ongoing development, the property benefits from increasing pedestrian foot traffic. This block is also part of Kelowna's "Meet Me on Bernard," a vibrant outdoor pedestrian zone closed to vehicle traffic in the summer months, featuring extended patios, parklets, local retail, street games, and special events. The landlord will consider retail and/or restaurant uses. (id:6769)

**Meghan Cortese (O'Mara)**

Royal LePage Kelowna

Phone: (250) 862-7038



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada