

384 Bernard Avenue Kelowna British Columbia

Kelowna North

\$34

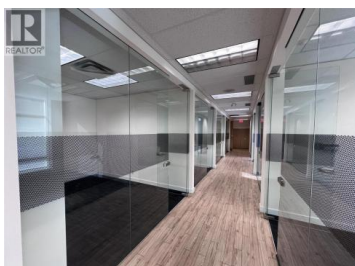
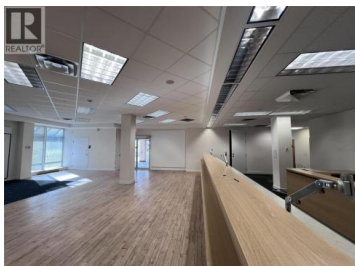
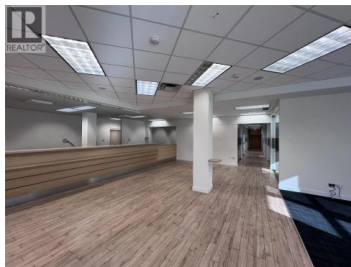
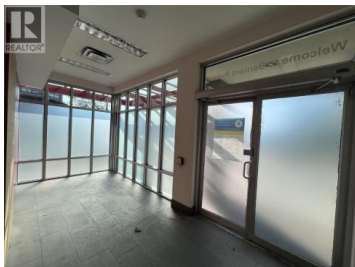
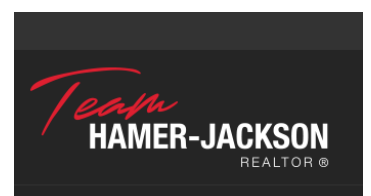
Position your business in the heart of downtown Kelowna with this prime retail/office opportunity at 384 Bernard Avenue. Located on the prominent corner of Pandosy Street and Bernard Avenue, this high-exposure space sits just steps from Lululemon, Arc'teryx, and the iconic Kelowna Sails—placing you in one of the city's most vibrant and busiest corridors. The space offers a versatile layout well-suited for retail, financial, or professional service users. It features a welcoming open reception area, seven glass-front offices (including three with windows along Pandosy Street), a spacious boardroom, two vaults, and an efficient floorplan with drawings available. Additional improvements include a staff kitchen with dishwasher, an accessible washroom, two double-stall bathrooms, and 600-amp power service to support a range of operational needs. While on-site parking is not provided, the location offers exceptional walkability and unmatched visibility in a sought-after downtown setting. There is also an opportunity to lease the entire building—approximately 13,475 SF across two floors with elevator access (subject to vacant possession). Contact the listing agents for more information. (id:6769)

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