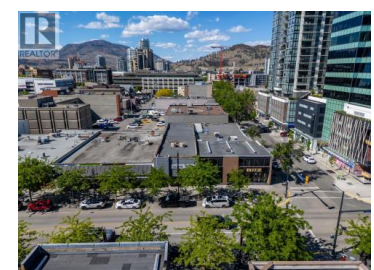




**536-538 Bernard Avenue Kelowna British Columbia**  
 Kelowna North  
**\$1,500,000**

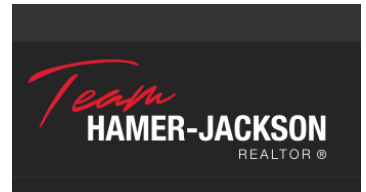


Rare opportunity to acquire a prominent commercial property in the heart of Downtown Kelowna. Located on Bernard Avenue, Kelowna's premier retail and pedestrian corridor, 536-538 Bernard Avenue offers exceptional frontage, strong pedestrian exposure, rear lane access, and vacant possession upon completion. The property presents an excellent opportunity for owner-users seeking a flagship downtown location, investors looking to reposition and lease the asset, or purchasers seeking long-term value within one of Kelowna's most desirable urban locations. Surrounded by restaurants, boutiques, professional offices, hotels, and high-density residential developments, the property benefits from exceptional walkability and a vibrant year-round downtown environment. Just blocks from Okanagan Lake and City Park, the property is ideally positioned within Kelowna's urban core. Zoned UC1 - Downtown Urban Centre, the property also offers long-term flexibility within one of the city's most sought-after commercial districts. (id:6769)

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