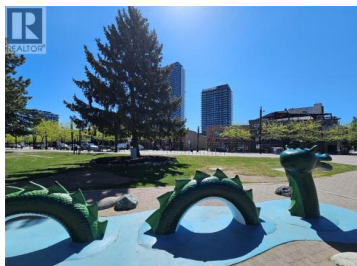


## 473 Bernard Avenue C/O Kelowna British Columbia

Kelowna North

**\$188,800**



An excellent opportunity to acquire the assets of a well-established food and beverage business located in a premier, high-traffic main street setting just steps from the waterfront in Downtown Kelowna. This ground-level location offers outstanding visibility and consistent pedestrian flow, surrounded by a dynamic mix of retail, residential, and tourist activity. The business operates within the growing health-conscious food and beverage sector. The space is efficiently designed and fully equipped, providing a turnkey opportunity for an owner-operator or investor looking to step into a proven concept with immediate operational capability. Offered as an asset sale, this opportunity provides flexibility for buyers to reposition, rebrand, or continue operating within the existing framework. There is meaningful upside potential through expanded hours, increased marketing initiatives, and leveraging delivery and online ordering platforms. The premises are secured with a lease in place until June 2028, along with 2 additional 5-year renewal options, offering long-term stability in one of the city's most desirable commercial corridors. All information is confidential. Detailed business information will be provided upon execution of a Non-Disclosure Agreement by prospective buyers or their authorized representatives. Images are AI and provided for illustrative purposes only. The add...



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