



565 Bernard Avenue 13 Kelowna British Columbia

\$24

Prime Retail Opportunity - 954 SF in The District on Bernard, Downtown Kelowna Address: 565 Bernard Avenue, Unit 13, Kelowna, BC Position your business at the heart of Kelowna's vibrant downtown core. This 954 SF retail unit offers an exceptional opportunity within The District on Bernard, a premier retail and office destination known for its energy, style, and high visibility. Unit Highlights:

- o Turnkey Retail Layout: Featuring two stylish fitting rooms and a dedicated rear storage area, this space is designed for operational efficiency and customer comfort.
- o High Exposure Location: Benefit from constant pedestrian and vehicle traffic generated by the dynamic tenant mix within The District and surrounding businesses.
- o Modern, Urban Aesthetic: Clean lines, ample natural light, and contemporary finishes create an inviting retail environment.
- o On-Site Parking: Dedicated customer parking ensures easy accessibility, boosting convenience and sales opportunities.
- o Main Floor Washrooms: Shared facilities provide added customer and staff convenience.

Expansion Potential: Flexible Growth Options: Combine with adjacent Unit 14 (1433) to expand your footprint to a total of 2,387 SF -- perfect for growing businesses seeking scalability. CAM + Property Taxes\$13.12 PSF HVAC + Utilities\$3.07 PSF Total NNN (Triple Net) = \$16.19 PSF (id:6769)

Listing Presented By:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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