



565 Bernard Avenue 13 Kelowna British Columbia

\$20

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...Turnkey Retail Layout: Featuring two stylish fitting rooms and a dedicated rear storage area, this space is designed for operational efficiency and customer comfort...High Exposure Location: Benefit from constant pedestrian and vehicle traffic generated by the dynamic tenant mix within The District and surrounding businesses...Modern, Urban Aesthetic: Clean lines, ample natural light, and contemporary finishes create an inviting retail environment...On-Site Parking: Dedicated customer parking ensures easy accessibility, boosting convenience and sales opportunities... 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. NNN \$13.12 PSF...HVAC + Utilities\$3.07 PSF (id:6769)

Listing Presented By:



Originally Listed by:
Business Finders Canada

<http://www.businessfinderscanada.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.