



473 Bernard Avenue C/O Kelowna British Columbia

\$88,800

Exceptional opportunity to acquire an established food and beverage business in the heart of Downtown Kelowna. Situated in one of the city's most vibrant and walkable commercial districts, this turnkey cafe offers excellent visibility and benefits from consistent year-round traffic generated by local residents, office workers, students, and visitors. The surrounding area features numerous hotels, professional offices, waterfront attractions, parks, cultural venues, and a growing residential population, creating strong demand throughout the day. Kelowna welcomes more than two million visitors annually and boasts a thriving tourism economy, making the downtown core a desirable location for hospitality businesses. The city continues to attract new residents and tourists alike, supported by major events, expanding air service, and its reputation as one of Canada's premier four-season destinations. This well-positioned business offers an inviting atmosphere and the flexibility for an owner-operator or investor to continue the current concept. Located within close proximity to beaches, the waterfront promenade, Prospera Place, boutique shopping, and numerous residential developments, the business enjoys exposure to a diverse customer base throughout the year. A rare opportunity to acquire a centrally located business in one of British Columbia's fastest-growing and most sought-after communities. Information package available upon execution of NDA. (id:6769)

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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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