



## 565 Bernard Avenue 13 Kelowna British Columbia

\$24

THE DISTRICT ON BERNARD Located immediately to the right upon entry from Bernard Avenue, Unit 13 features a bright, open floor plan with high ceilings and expansive glazed frontage. Currently configured as a boutique clothing store, this space includes two fitting rooms and a rear storage area, making it ideal for retail operations seeking visibility and a modern aesthetic. Located within The District on Bernard, an exceptional opportunity located at 565 Bernard Avenue, downtown Kelowna. This modern retail and office complex offers the only of its kind opportunity in one of Kelowna's most vibrant areas. Featuring increased vehicular & pedestrian traffic, dedicated on-site customer parking, and a diverse mix of tenants allowing for seamless additions to The District on Bernard community. UTILITIES: Flat rate for all utilities of approximately \$1.44/SF annually (\$0.12/SF monthly). AVAILABLE IMMEDIATELY (id:6769)

Listing Presented By:



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Royal

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