

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:



Originally Listed by: Business Finders Canada

http://www.businessfinderscanada .com/



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax

sbuck56@gmail.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.