



207 Bernard Avenue Kelowna British Columbia \$34

An exceptional opportunity to secure 2,166 SF of open-concept retail space at 207 Bernard Avenue, prominently positioned at the base of Earls Kitchen + Bar and directly across from Kelowna's iconic Sails Monument, adjacent to City Park and the waterfront promenade. This highly visible ground-floor space offers a flexible layout well suited for experiential retail, flagship concepts, or service-oriented users seeking maximum exposure in Kelowna's most dynamic commercial corridor. The location benefits from constant pedestrian traffic generated by the waterfront, beaches, parks, and Bernard Avenue's vibrant retail strip. The surrounding area is undergoing significant densification, anchored by major high-rise residential developments including One Water, Bertram by the Bloc, Ella and the Waterscapes, delivering a growing base of full-time residents directly to the doorstep. Surrounded by premier restaurants, boutique retailers, hotels, and entertainment venues, this is a rare opportunity to establish a presence in Kelowna's downtown waterfront core--an irreplaceable location with long-term upside driven by tourism, residential growth, and urban vibrancy. Unfortunately NO QUICK SERVICE FOOD Tenants are permitted at this time. (id:6769)

Listing Presented By:



Originally Listed by:
Venture Realty Corp.

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