453 Bernard Avenue Kelowna British Columbia

$2,999,999

Own a piece of Kelowna's most recognized commercial street. 453 Bernard Avenue offers approx. 4,366 sq. ft. in the heart of downtown, steps from the waterfront, City Park, the Cultural District and the city's busiest dining, shopping and entertainment blocks. Locals, tourists and downtown professionals pass by every day, giving this property outstanding street presence and steady year-round foot traffic. The building is home to two strong, established tenants, providing reliable income from day one. One lease is coming up for renegotiation, creating flexibility rarely found on Bernard Avenue. Investors can reset rent to today's market and secure long-term income, while owner-occupiers can move their own business into the space and let the second tenant help carry the costs. It's the best of both worlds: a proven income property with a built-in path to ownership use. Properties on this stretch of Bernard seldom come to market, and fewer still offer the choice between a secure investment and a permanent home for your business. With continued residential growth downtown and ongoing investment in the core, demand for main street commercial space remains strong. Whether you are growing a portfolio or planting your business on the main street of the Okanagan's largest city, this is an opportunity worth a close look. Financials and lease details available to qualified buyers upon signing an NDA. Call today to arrange a private tour. (id:6769)

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
Judy Lindsay Okanagan

ROYAL LEPAGE

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.