



## 565 Bernard Avenue 13/14 Kelowna British Columbia

\$24

THE DISTRICT ON BERNARD Located immediately to the right upon entry from Bernard Avenue, Units 13 and 14 offer a bright, open floor plan with high ceilings and extensive glazed frontage, ideal for maximizing visibility and natural light. Currently configured as separate boutique clothing stores, these units present the option to remove the demising wall creating a contiguous storefront totaling 2,387 SF offering flexibility for various retail concepts. 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. Additionally, there is potential to expand up to 4,915 SF with the inclusion of Unit 11, which offers a dedicated entrance and extensive frontage on Bernard Avenue. For further details on this opportunity, please contact the Listing Agent. UTILITIES: Flat rate for all utilities of approximately \$1.44/SF annually (\$0.12/SF monthly).

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