



565 Bernard Avenue 13/14 Kelowna British Columbia

\$24

Prime Downtown Kelowna Retail Space - 2,387 SF Available at The District on Bernard Address: 565 Bernard Avenue, Units 13 & 14, Kelowna, BC Offering a combined 2,387 SF of prime retail space,(954 SF + 1433SF) at The District on Bernard present the perfect solution for businesses seeking both high visibility and flexible, contemporary space. Flexible Layout: Featuring a bright, open floor plan with soaring ceilings, two stylish fitting rooms, rear storage area, and a built-in private washroom -- ready to adapt to a variety of retail or service concepts. o Modern Urban Aesthetic: Clean architectural lines, abundant natural light, and contemporary finishes create an inviting and professional environment. o Prime Street Frontage: Expansive glazing directly onto Bernard Avenue ensures maximum exposure to steady pedestrian and vehicular traffic. o Dynamic Tenant Mix: Join a curated roster of successful retailers and businesses, creating natural customer cross-traffic and enhanced brand visibility. o On-Site Parking: Dedicated customer parking enhances accessibility and encourages increased footfall. o Main Floor Washrooms: In addition to the private washroom, shared facilities offer further convenience for staff and customers. Ideal For: Clothing boutiques, Wellness and fitness concepts, Specialty retail, Sports nutrition, Lifestyle brands, Service-oriented businesses, CAM + Property Taxes: \$13.12 PSF, HVAC + Utilities: \$3.07 PSF, Total NNN (Triple Net): \$16.19 PSF (id:6769)

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