



## 565 Bernard Avenue 28 Kelowna British Columbia

\$24

THE DISTRICT ON BERNARD Unit 28 offers excellent visibility with its Lawrence Avenue frontage, featuring floor-to-ceiling windows and fully glazed frontage at 956 SF and includes 1 parking stall. This space provides an outstanding signage opportunity to attract foot traffic. Inside, the unit is a bright, open space with white walls, a black ceiling, and LED lighting throughout, creating a modern and inviting atmosphere for any business. 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. UTILITIES: Flat rate for all utilities of approximately \$1.44/SF annually (\$0.12/SF monthly). AVAILABLE IMMEDIATELY (id:6769)

Listing Presented By:



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