



## 489 Bernard Avenue Kelowna British Columbia

\$26

Fully improved retail premises in the heart of Downtown Kelowna. Currently operating as a presentation centre, this space offers prominent exposure along Bernard Avenue, excellent signage opportunities, and high-quality interior finishes throughout. Available by way of sublease through July 31, 2028, the premises offers an open-concept layout complemented by private offices and an in-suite washroom. With abundant natural light and a clean, contemporary design, the space is well suited for a variety of retail or professional uses. Located on the corner of Bernard Avenue and Ellis Street, the property sits among established downtown businesses and in close proximity to major new developments such as the upcoming UBCO Downtown Campus and numerous restaurants, cafe's, and professional services. This is a rare opportunity to occupy an outfitted space in downtown Kelowna's most active retail and transportation corridor. Metered street parking available. (id:6769)

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