



FOR LEASE

231 BERNARD AVENUE
KELOWNA, BRITISH COLUMBIA

STREET-LEVEL RETAIL UNIT WITH PREMIUM VISIBILITY



PROPERTY FEATURES



LOCATION

Steps away from Okanagan Lake, City Park, and a variety of shops & restaurants



FACILITIES

Potential to add second rear bathrooms



VENTING

Built-in venting for flexible uses



PARKING

Downtown street parking & steps away from Chapman parkade



PATIO

Front patio option to engage foot traffic

THE NUMBERS



SIZE

Approx. 1,180 SF

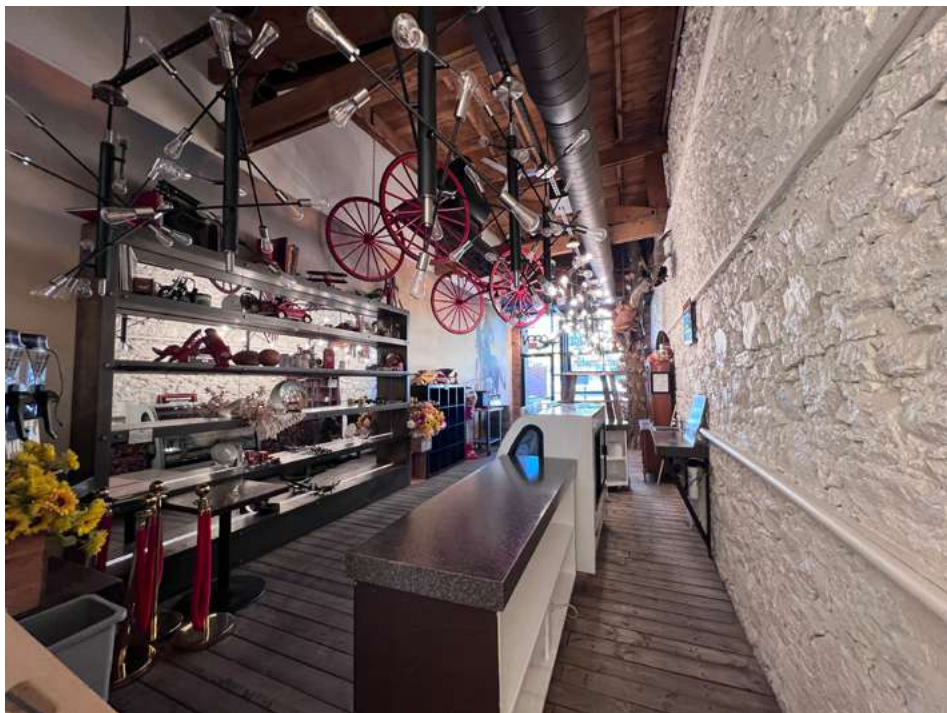


PRICE

Base Rent: \$42.00/SF
Est. NNN: \$13.00/SF

231 Bernard Avenue is available for lease in the heart of downtown Kelowna, offering unbeatable exposure and foot traffic just steps from Okanagan Lake. This 1,180 SF street-front retail space is ready for immediate occupancy and features a versatile open layout, venting for food or specialty uses, and the potential for two rear bathrooms. Step outside and take advantage of a front patio to engage passing traffic, along with prominent signage along Bernard Avenue to elevate your business. Surrounded by high-profile tenants including Earls Kitchen + Bar, Olivia's Oils & Vinegars, Rocky Mtn Chocolate, and Parlour Ice Cream, the area buzzes with fashion boutiques, restaurants, coffee shops, personal services, offices, and more, while nearby landmarks include City Park, the Kelowna Visitor Centre, the Downtown Marina, and the Kelowna Yacht Club.

Please note: No vape, convenience, or ice cream tenants permitted. Ideal for retail, food, or innovative concepts seeking high visibility.









Let's chat.

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