



FOR LEASE

101-1674 BERTRAM STREET

KELOWNA, BRITISH COLUMBIA

MODERN DOWNTOWN RETAIL OPPORTUNITY



PROPERTY FEATURES



LOCATION

Quiet downtown exposure near Highway 97



LAYOUT

Open retail configuration



ACCESSIBILITY

High visibility with easy access



PARKING

Convenient on-site parking

THE NUMBERS



SITE SIZE

±1,178 SF



PRICE

Base Rent: \$27.00/SF
Est. NNN: \$14.27/SF

Unit #101 offers ±1,178 SF of retail space positioned within a highly visible downtown location just off Highway 97 and directly connected via the Bertram overpass.. Surrounded by established businesses and steady vehicular and pedestrian traffic, the property benefits from strong exposure and easy accessibility within one of Kelowna's most active commercial areas.

The open configuration provides flexibility for a broad range of retail-oriented users. Generous glazing allows for natural light and storefront presence, enhancing both customer experience and brand visibility.

With convenient on-site parking and immediate access to major arterial routes, this opportunity combines accessibility, exposure, and practicality - delivering a well-positioned space for businesses seeking a central, high-traffic setting without premium core pricing.



FLOOR PLAN







Let's chat.

LEE LEVERING

PERSONAL REAL ESTATE CORPORATION

lee.levering@venturecommercial.ca
250.258.9430

KYLE MAYNER

kyle.mayner@venturecommercial.ca
250.808.7195

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Commercial and /or its licensor(s).