



FOR LEASE

RETAIL UNIT WITH BERNARD FRONTAGE

108 - 591 BERNARD AVE, KELOWNA BC

MEGHAN CORTESE

PERSONAL REAL ESTATE CORPORATION

250.862.7038

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA






COMMERCIAL

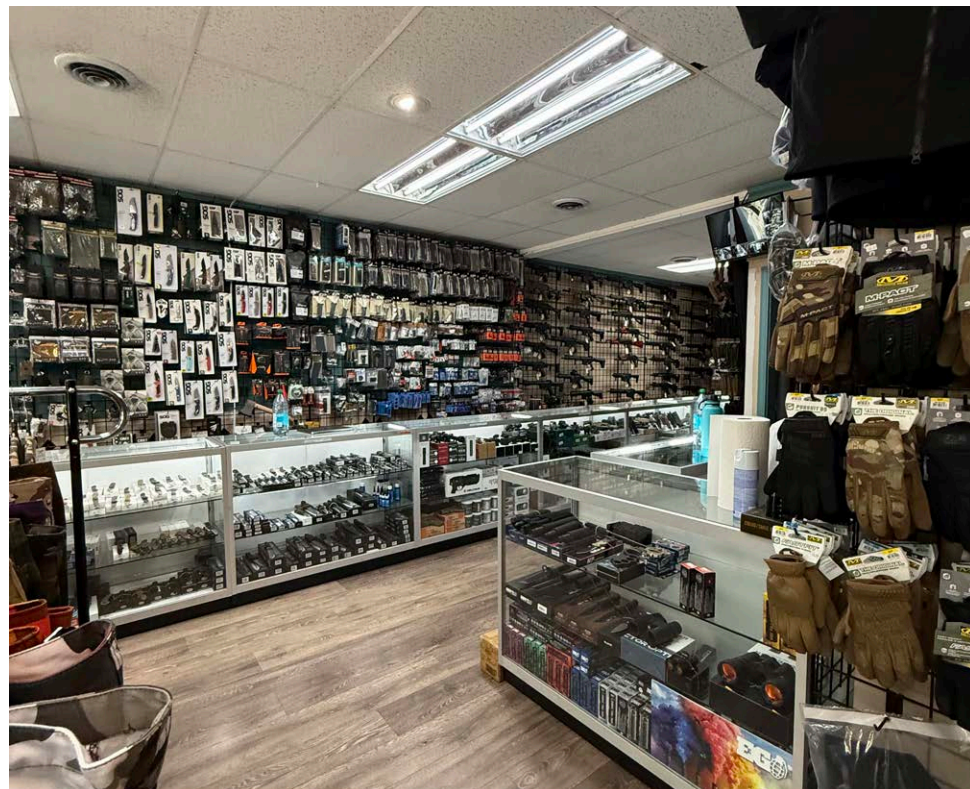


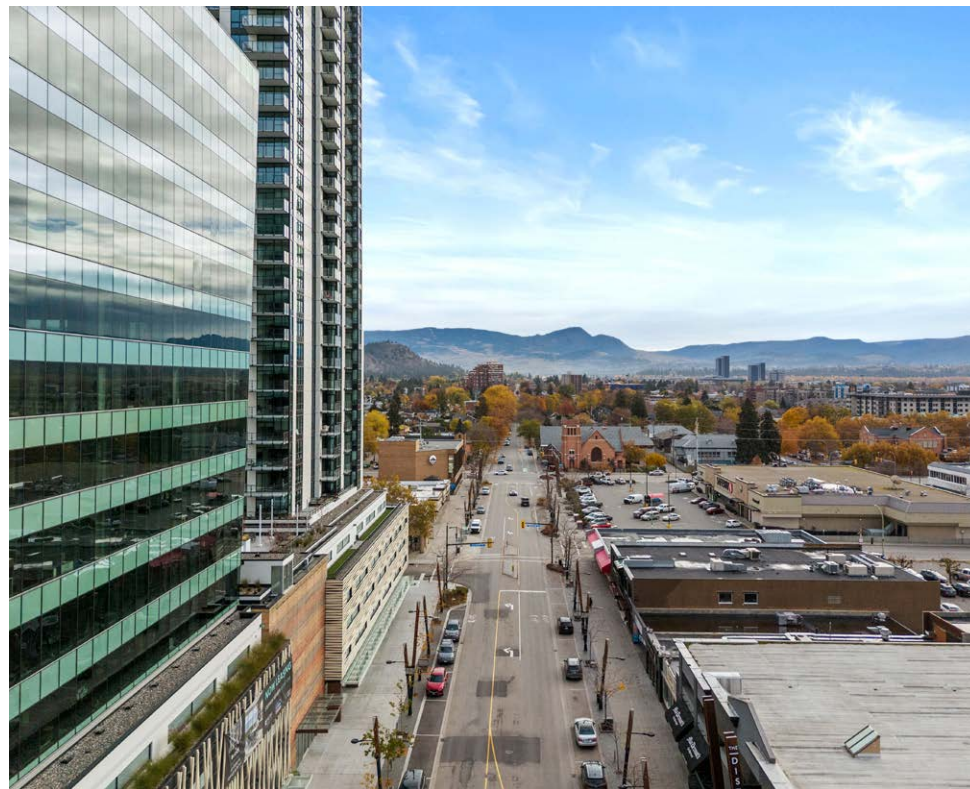
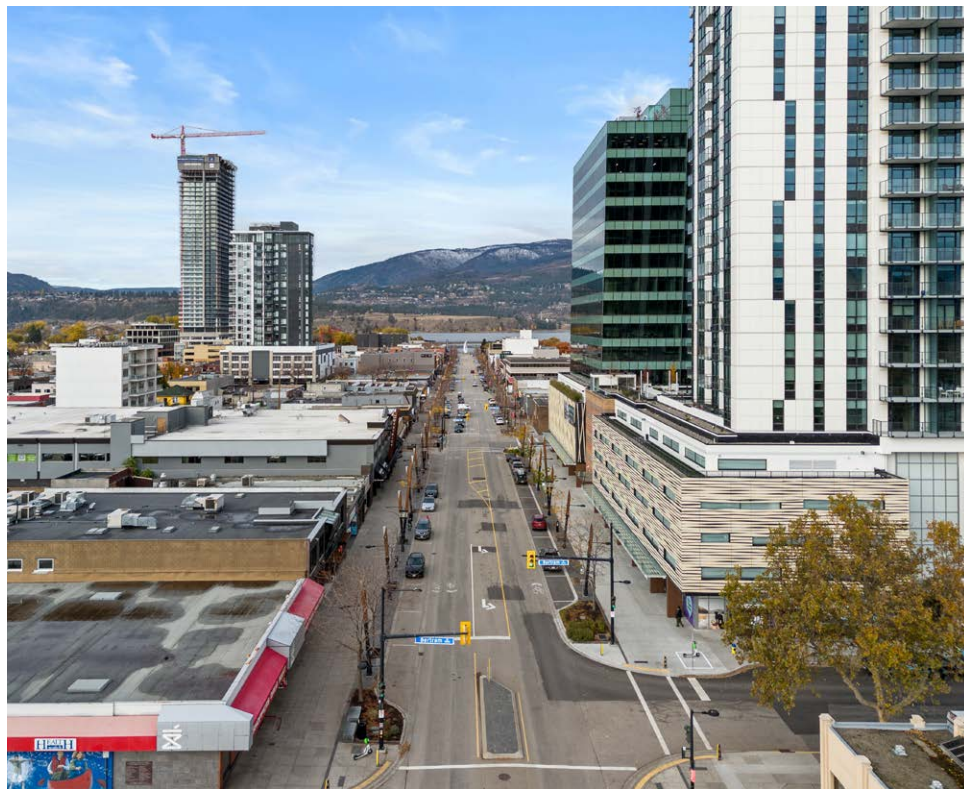
OVERVIEW

Located directly across from The Block, this well-maintained retail unit offers 1,350 square feet with prominent exposure along downtown Kelowna’s main arterial road. The premises feature excellent signage opportunities to capture both pedestrian and vehicular traffic, providing consistent visibility for a wide range of retail or service businesses. With a functional open layout and central location, the space combines accessibility, flexibility, and exposure, making it an attractive option for tenants seeking a strong downtown presence.

PROPERTY DETAILS

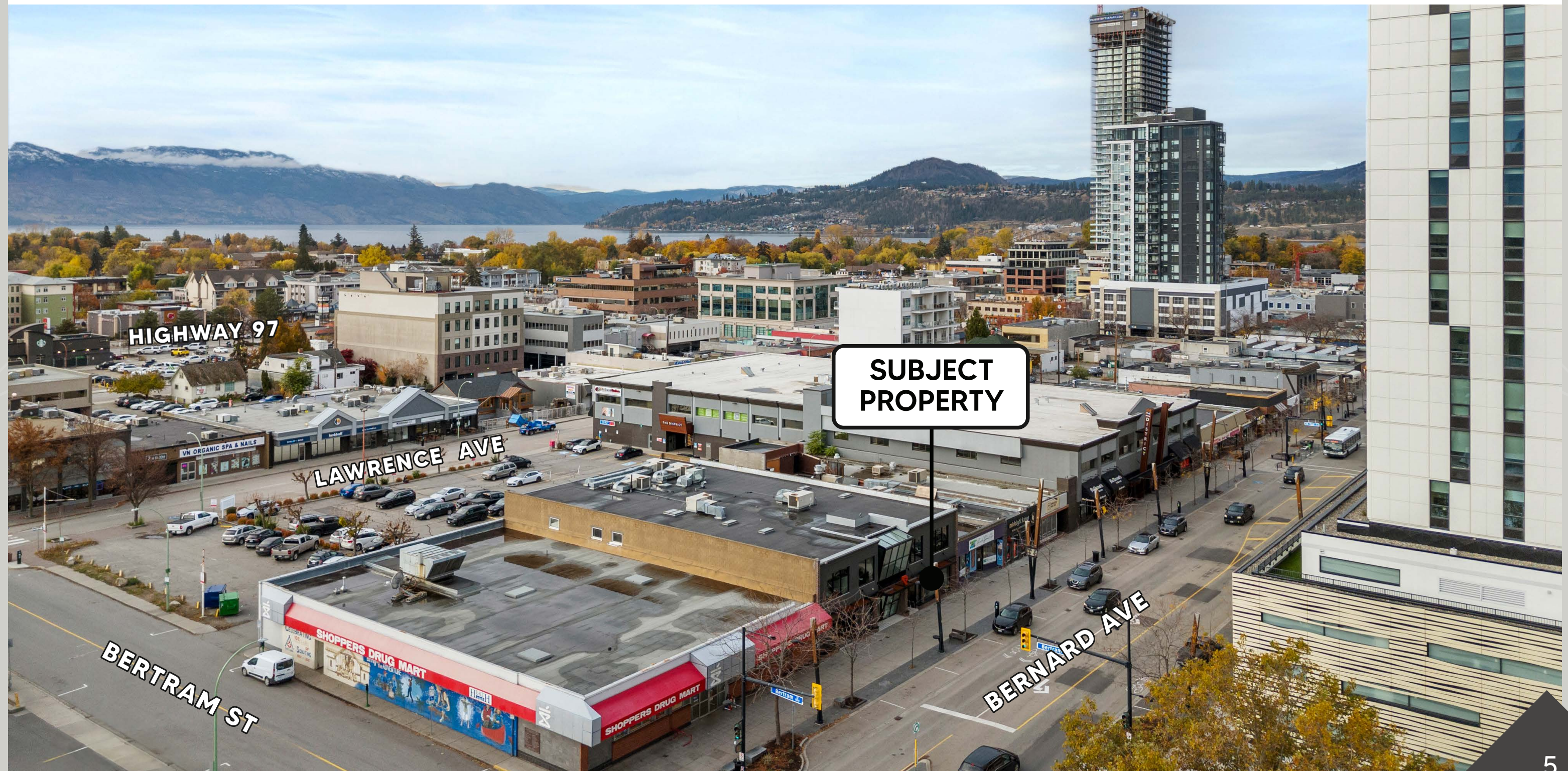
-  **MUNICIPAL ADDRESS**
108 - 591 Bernard Avenue,
Kelowna BC
-  **ZONED**
UC1 - Downtown Urban Centre
-  **LEASABLE AREA**
1,350 SF
-  **BASE RENT**
\$30 PSF
-  **TRIPLE NET**
\$9 PSF (approx)





LOCATION OVERVIEW

591 Bernard Avenue offers prime exposure in the heart of downtown Kelowna's most vibrant corridor. Surrounded by shops, restaurants, and new residential and office developments, this location provides exceptional signage opportunities and steady pedestrian and vehicular traffic. With its central position directly across from The Block and along the city's main retail and cultural avenue, the property is ideally suited for businesses seeking visibility and connection in a high-profile downtown setting.





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MODERN COMMERCIAL TEAM

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