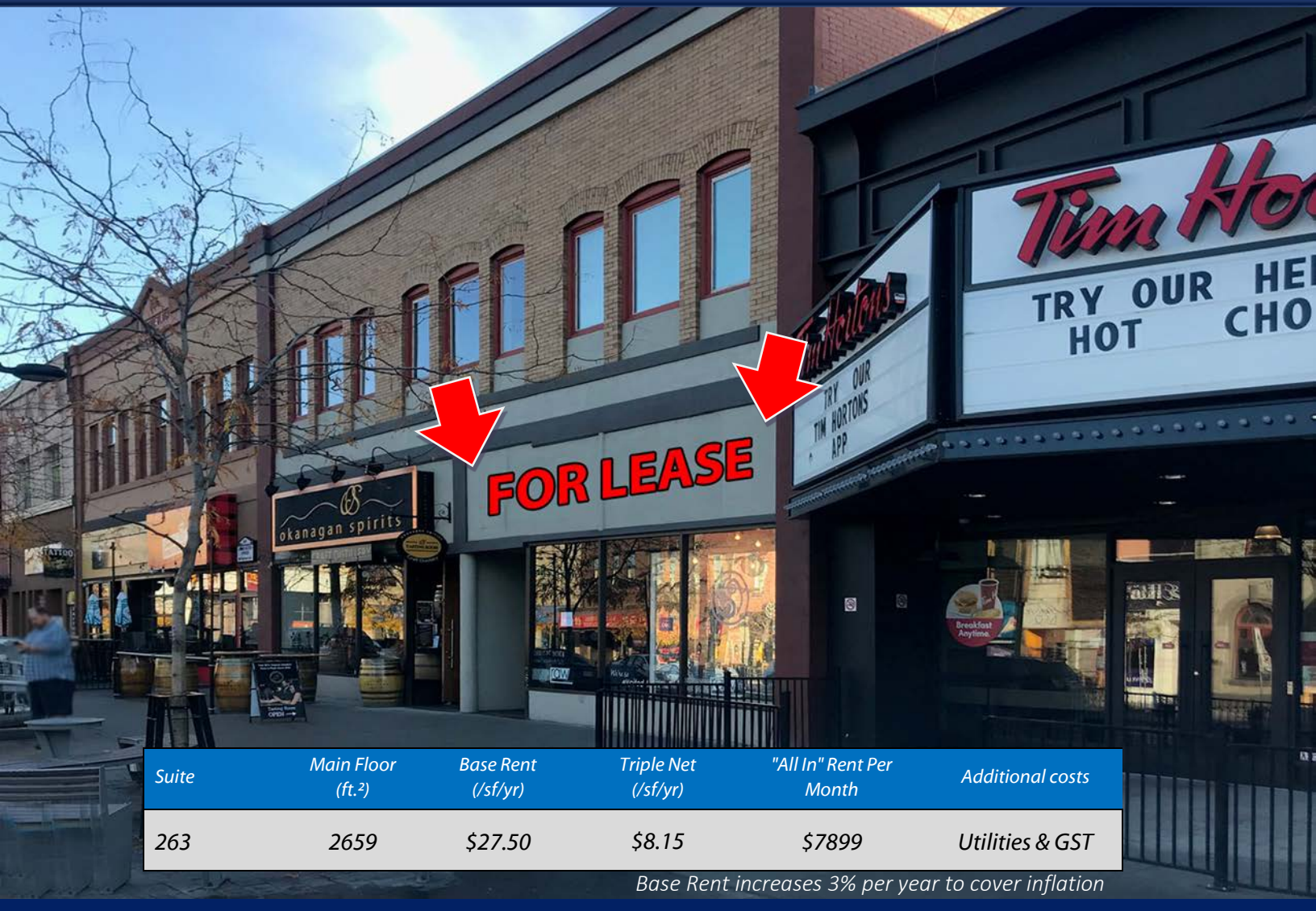
TOURIST RETAIL FOR LEASE:

263 Bernard Avenue, Kelowna

- *2659 SF high traffic retail location with 24ft of frontage* ***next to Tim Hortons***
- *Steps away from the Sails and Lake Okanagan at the corner of Bernard and Abbott*
- *Façade signage is included | 200 amp 3ph power | 11'8" front retail ceilings*
- *Exceptional foot traffic | Main floor open layout front retail (see attached plan)*
- *Zoned C7 for a variety of retail and office uses*



Suite	Main Floor (ft.²)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
263	2659	$27.50	$8.15	$7899	Utilities & GST

Base Rent increases 3% per year to cover inflation

Corporate Accord Realty

Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

www.CorpAccord.com
Fax: 888.861.5006

11’8” CEILINGS AND TRACK LIGHTING IN FRONT AREA:

VIBRANT LOCATION:

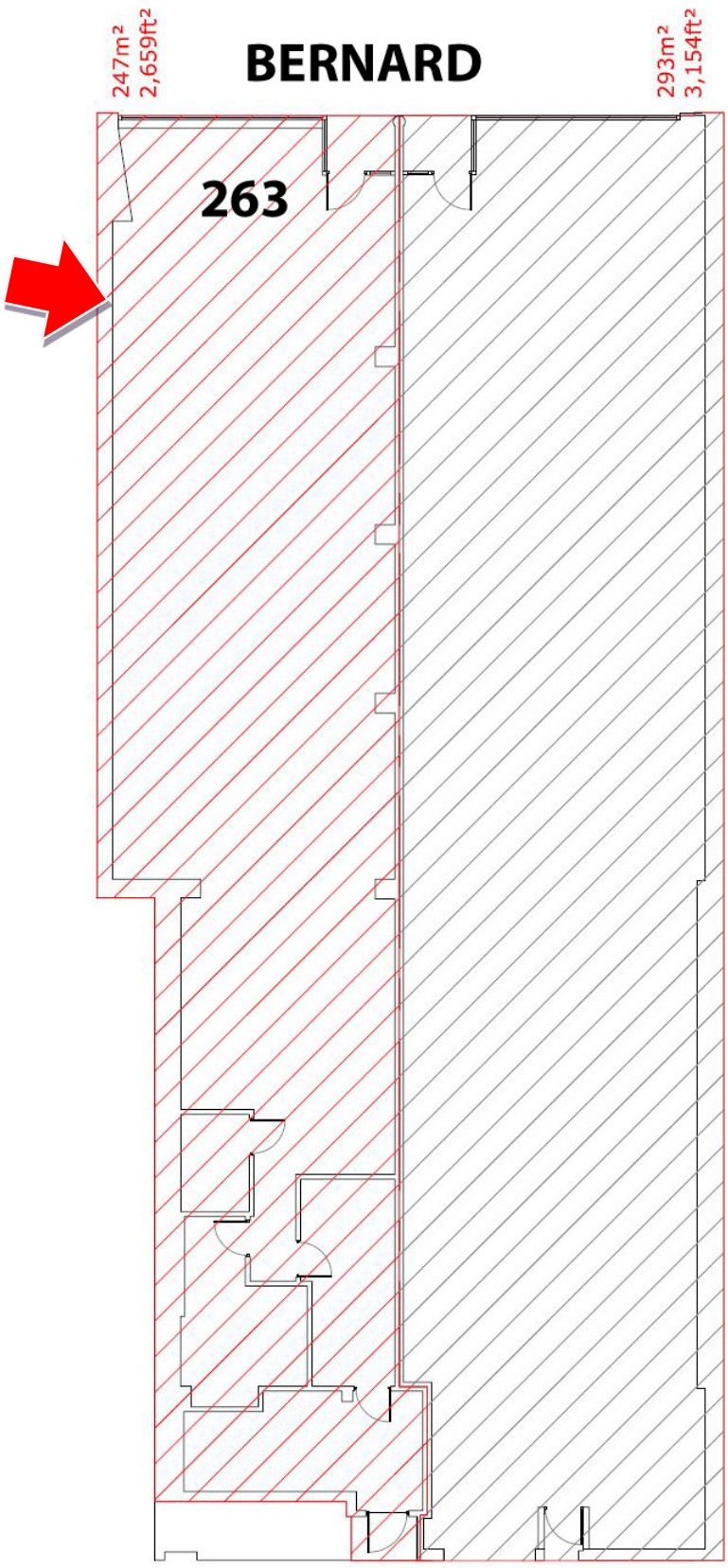
Numerous summer concerts and festivals take place in close proximity to this premises.

SATALITE VIEW:

AERIAL VIEW:

269 Bernard Avenue is located directly across Bernard from Kelly O'Bryan's and is immediately adjacent to the downtown Tim Hortons.

FLOORPLAN:



Metric to Imperial Conversion: 10.7639104
Area arrived at by measuring to:

- Outside of External Walls
- Midway through Party (Shared) Walls
- Common side of Common Walls.

TOTAL Area = 540m²/5813ft²