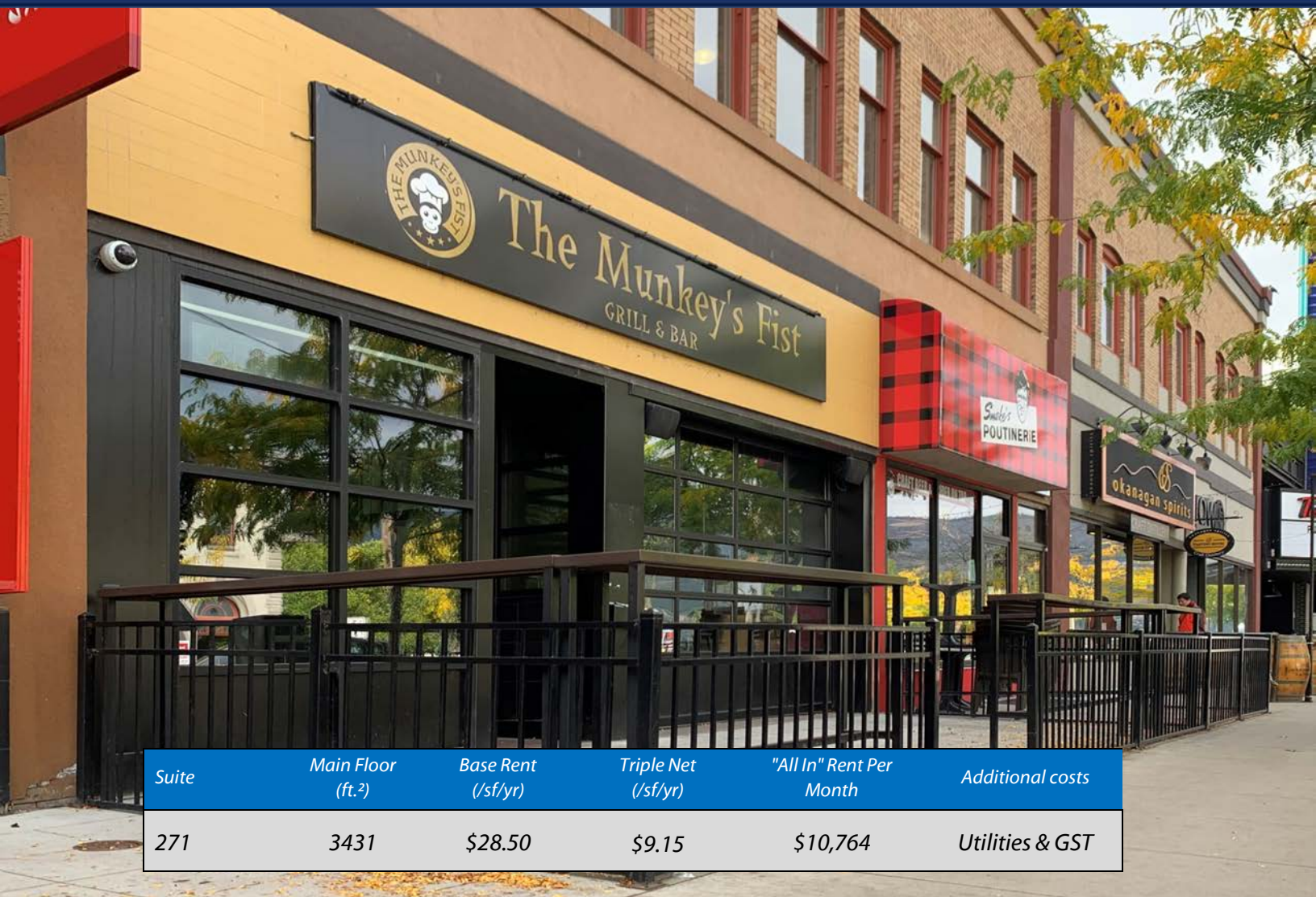


TOURIST RETAIL FOR LEASE:

271 Bernard Avenue, Kelowna

- 3431sf high traffic retail with wide frontage near the lake and Tim Horton's
- Steps away from the Sails and Lake Okanagan at the corner of Bernard and Abbott
- Façade signage is included | extensive restaurant improvements and patio in place
- Exceptional foot traffic | some restaurant equipment included to be determined
- 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
271	3431	\$28.50	\$9.15	\$10,764	Utilities & GST



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

FRONT AREA:



KITCHEN:

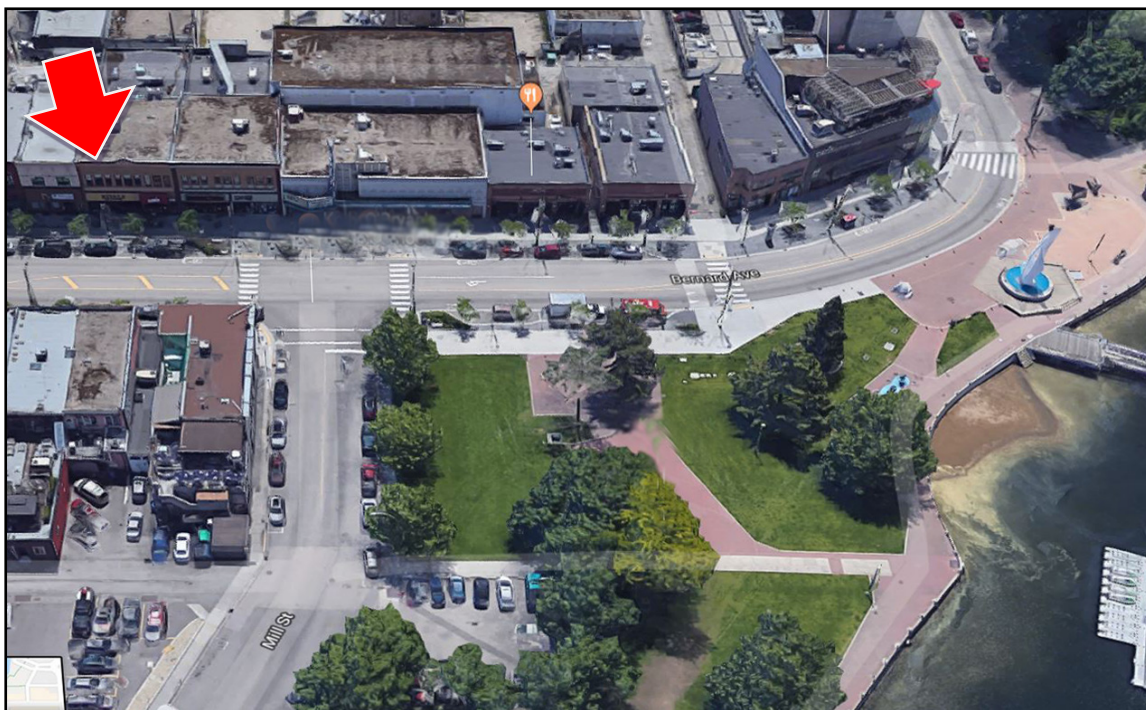


VIBRANT LOCATION:



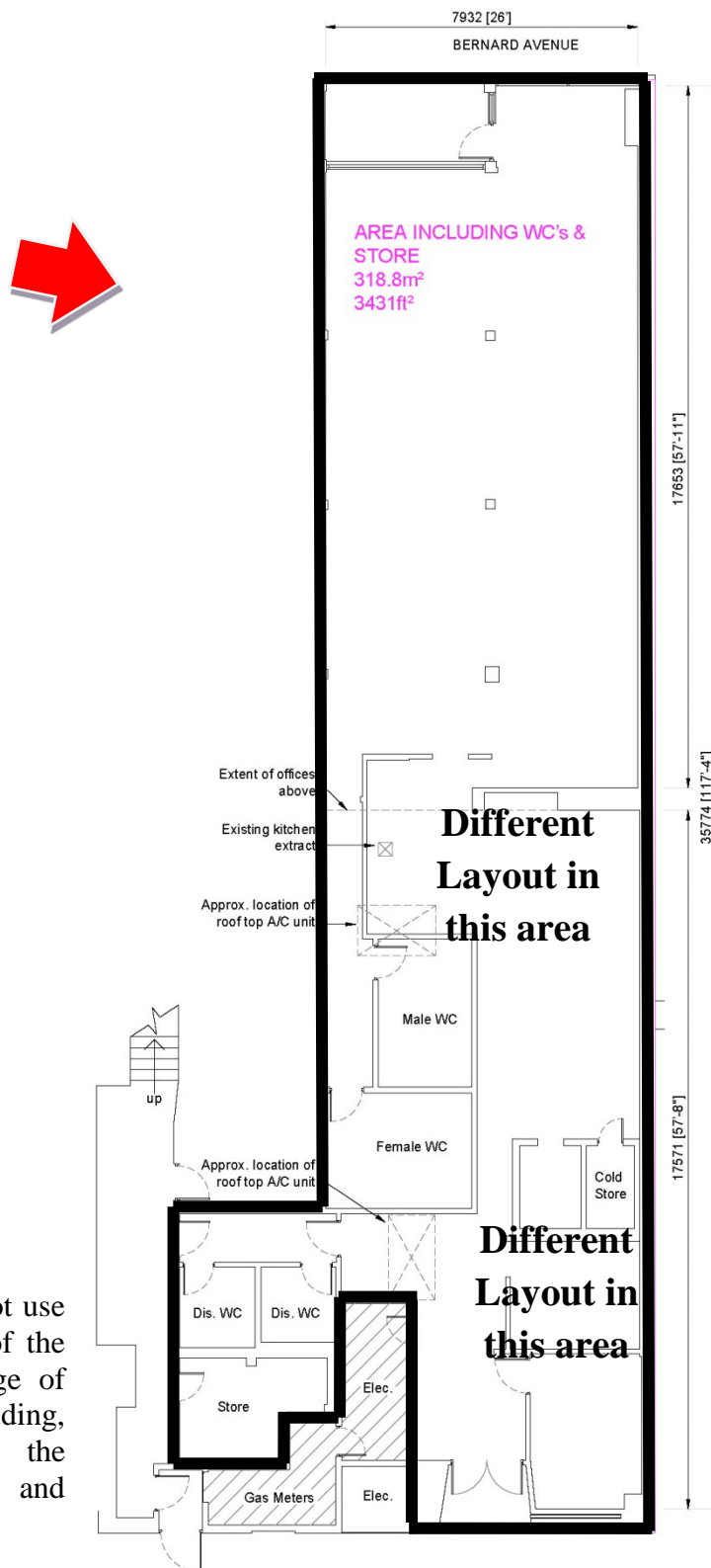
Numerous summer concerts and festivals take place in close proximity to this premises.

AERIAL VIEW:



269 Bernard Avenue is located directly across Bernard from Kelly O'Bryan's and is just East of the downtown Tim Hortons.

FLOOR PLAN:



The Tenant shall not use any areas outside of the Premises for storage of any kind, including, without limitation, the hallways, and gas and electrical rooms.