BERNARD RETAIL/OFFICE FOR LEASE

591 Avenue, Kelowna

- *Retail: 1220 of retail with the wide Bernard frontage and signage*
- *Office: 750f of affordable small main floor office space*
- *Great Bernard location will benefit from high density developments nearby*
- *Attractive storefront*
- *Zoned C7 Commercial for most commercial uses*

Suite	*Deemed Size (ft.²)*	*Base Rent* (/sf/yr)*	*Triple Net (/sf/yr)*	*"All In" Rent Per Month*	*Additional costs*
106	237	$19.00	$6.90	$511	GST
108	1220	$20.00	$6.90	$2734	GST
108&106	1437	$19.50	$6.90	$3161	GST

* *Base Rent to increase 3% annually to cover inflation*

Corporate Accord Realty

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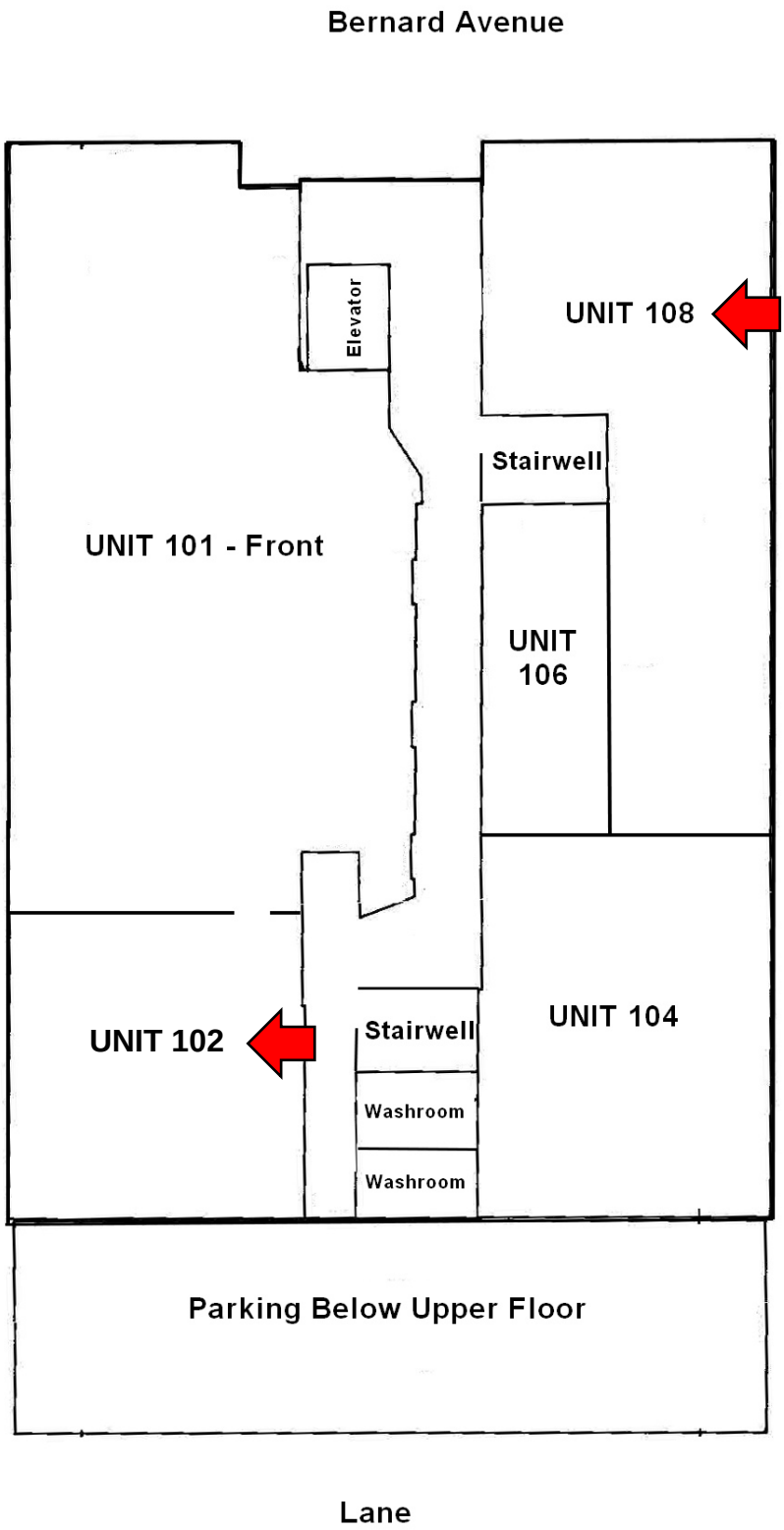
Interior of 108

Main Floor Plan showing availability:



MAIN FLOOR LAYOUT

Kelowna C7 Zoning Uses *as of April 6, 2020*

(a) amusement arcade, major
(b) apartment housing
(c) apartment hotels
(d) boarding or lodging houses
(e) breweries and distilleries, minor
(f) broadcasting studios
(g) business support services
(h) child care centre, major
(j) commercial schools
(k) community garden
(l) community recreational services
(m) congregate housing
(n) custom indoor manufacturing/artist's studio
(o) emergency and protective services
(p) financial services
(q) food primary establishment
(r) funeral services
(s) fleet services
(t) gaming facilities
(u) government services
(v) health services
(w) hotels
(x) household repair services
(y) liquor primary establishment, major (C7lp and C7lp/rls only)
(z) liquor primary establishment, minor
(aa) multiple dwelling housing
(bb) non-accessory parking
(cc) offices
(dd) participant recreation services, indoor
(ee) personal service establishments
(ff) private clubs
(gg) private education services
(hh) public education services
(ii) public libraries and cultural exhibits
(jj) public parks
(kk) recycled materials drop-off centres
(ll) retail cannabis sales establishment (C7rcs, C7lp/rcs, C7rls/rcs and C7lp/rls/rcs only)
(mm) retail liquor sales establishment (C7rls and C7lp/rls only)
(nn) retail stores, convenience
(oo) retail stores, general
(pp) spectator entertainment establishments
(qq) spectator sports establishments
(rr) supportive housing
(ss) temporary parking lot
(tt) temporary shelter services
(uu) thrift stores
(vv) used goods stores
(ww) utility services, minor impact