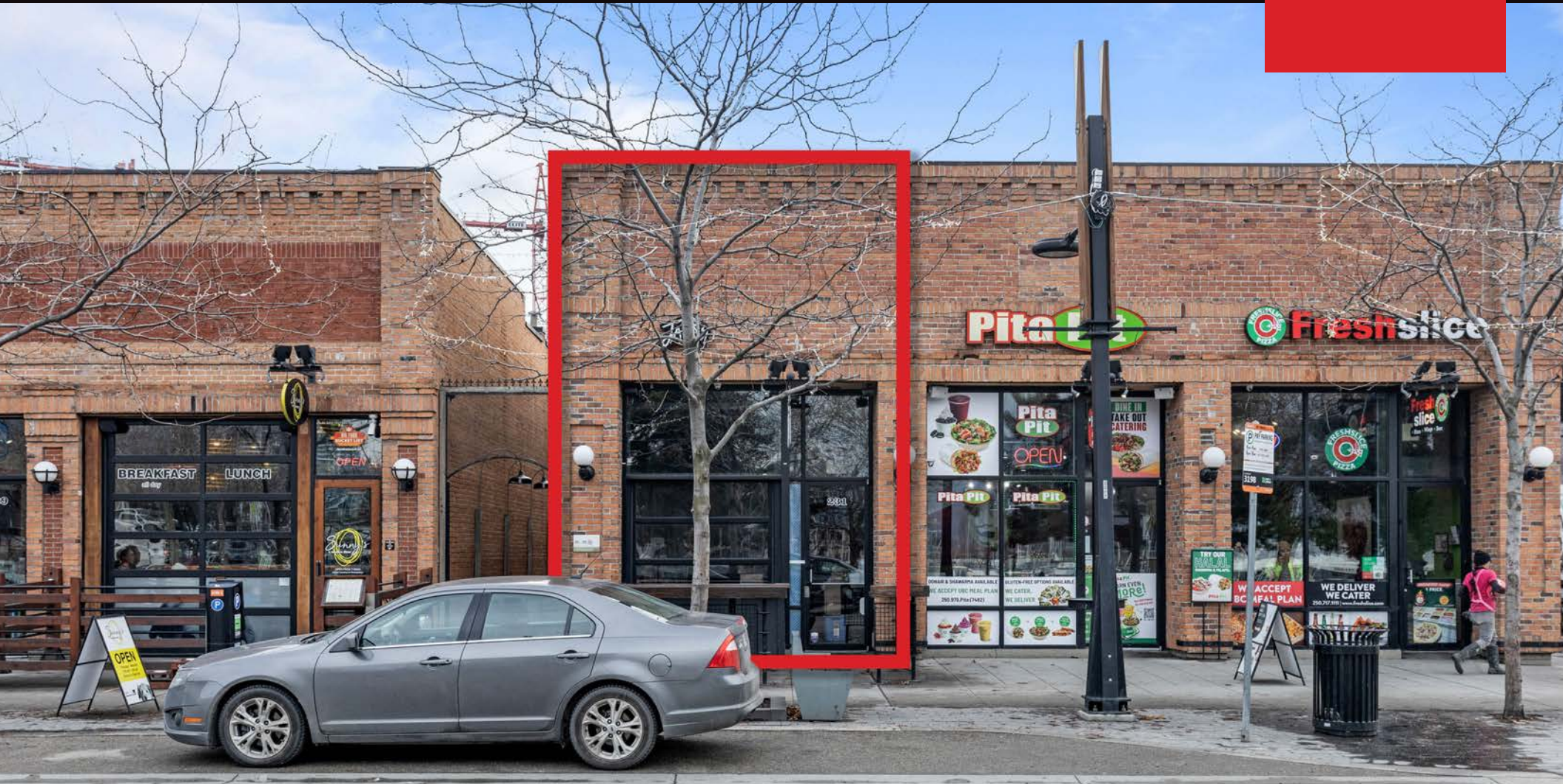


231 BERNARD AVENUE, KELOWNA
PATIO OPTIONS AND FULLY BUILT OUT KITCHEN AND BAR

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NICK RENTON

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236.420.3558

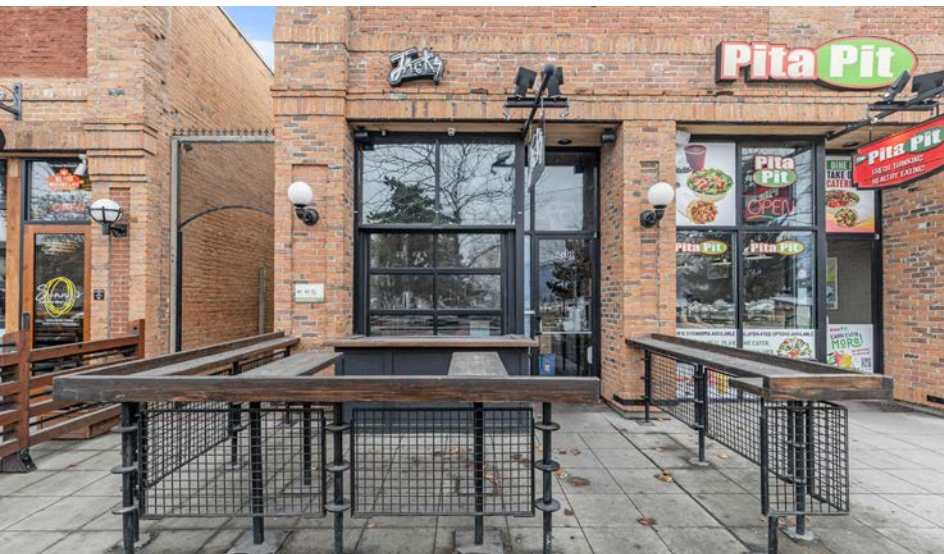
JEFF BROWN

jeff.brown@williamwright.ca

236.420.3558



FOR SALE
231 BERNARD AVENUE



OVERVIEW

William Wright is proud to bring the opportunity for a new hospitality concept to Lower Bernard in Downtown Kelowna. Through the purchase of the current business assets, a new user is primed to quickly establish a new concept within this turn key space. Take advantage of extended patio opportunities with Meet me on Bernard, the City of Kelowna's highly successful seasonal pedestrian conversion of Bernard Ave. A unique food primary liquor license is available for transfer, subject to any required approvals. The current lease expires November 2027 with the opportunity to review renewal options for the right tenant and concept. Prospective purchasers will be required to complete their own diligence on any licensing, permitting, and operational needs.

SALIENT FACTS



SIZE

Inside: ± 957 SQFT
Patio: ± 169 SQFT
Total: ± 1,180 SQFT



PARKING
Street



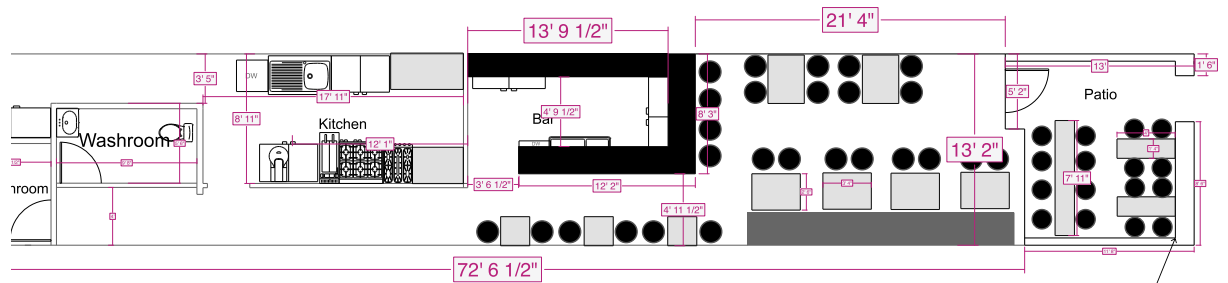
ZONING
UC1



LEASE EXPIRY
November 2027



PRICE
\$213,999.00



Wood and metal fence (43" tall)



- + Rare lease opportunity on lower Bernard Avenue
- + Permanent sidewalk patio with extended patio for options in spring and summer
- + Fully built out kitchen and bar with new layout options
- + Direct lake views of Okanagan

Kelowna Demographics



Population
148,340 (2022)



Avg. Household Income
\$108,814



Walkscore
87



**New Downtown
UBCO Campus**
5 Min Walk



Active Building Permits
1.756B spent

LOCATION

The premises is located in the highest pedestrian traffic corridor in all of Kelowna. With ample transit, pedestrian, and cycling networks, this location is highly sought after and rarely offered to market. In addition, the rapid densification of downtown Kelowna is continuing to supply increased demand for local businesses and hospitality offerings in the area.

TRANSIT

5 Min from Queensway Transit Hub - 10 min from West Kelowna - Accessible from all City active transport corridors (cycling, walking).

FOR MORE INFORMATION CONTACT

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