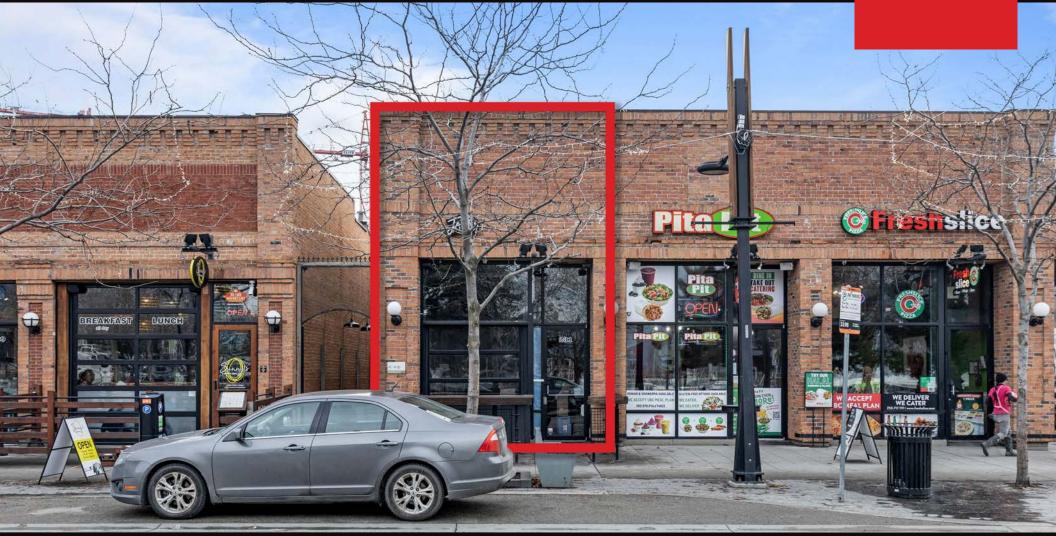
## **231 BERNARD AVENUE, KELOWNA** PATIO OPTIONS AND FULLY BUILT OUT KITCHEN AND BAR

# FOR SALE





NICK RENTON nick.renton@williamwright.ca 236.420.3558



**JEFF BROWN** 

236.420.3558

jeff.brown@williamwright.ca

Commercial Real Estate Services





#### **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.



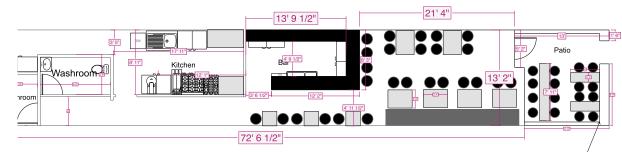
\$



PRICE

\$213,999.00

- + 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



Wood and metal fence (43"tall)-/





### Kelowna Demographics



**Population** 148,340 (2022)



Avg. Household Income \$108,814





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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JEFF BROWN jeff.brown@williamwright.ca 236.420.3558



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William Wright Commercial Real Estate Services Inc. #205-478 Bernard Avenue, Kelowna T 236.420.3558 | F 604.428.5254 williamwright.ca