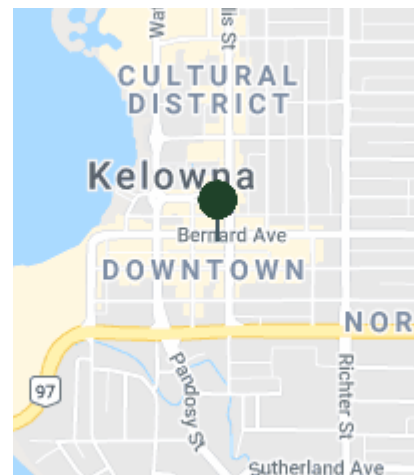




DOWNTOWN KELOWNA RETAIL INVESTMENT OPPORTUNITY

469-473 BERNARD AVENUE, KELOWNA, BC, V1Y 6N8

PRICE: \$1,789,000

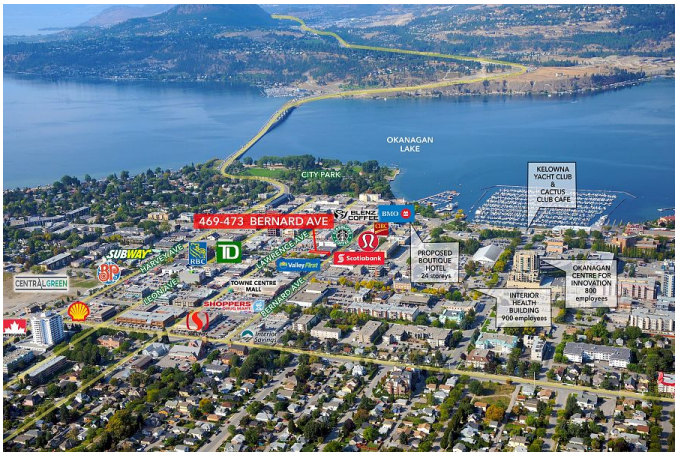


PROPERTY DESCRIPTION

HM Commercial Group is pleased to present this rare opportunity to invest in a fully leased building in Kelowna's Downtown.

- 4,303 SF building with 3 fully leased units providing a diversified income stream
- Located in the heart of Downtown Kelowna on Bernard Avenue, Kelowna's historic main street
- 4.4% Yield on Current Rents, 5.5% Yield on Market Rents
- Rent roll available with a signed NDA





ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	469-473 Bernard Avenue, Kelowna, BC, V1Y 6N8
LEGAL DESCRIPTION	Lot 8 Block 15 Plan KAP462 District Lot 139 Land District 41 ODYD
PID	004-828-003
LOCATION DETAILS	Well located in the heart of Downtown Kelowna along Bernard Avenue, Kelowna's historic main street. 469-473 Bernard Avenue features an unbeatable location, less than a 5 minute walk to Lake Okanagan and the new Marina. Surrounded by a host of boutique shops, local restaurants, and professional services.
BUILDING AREA	4,303 SF
LAND AREA	0.137 Acres / 5,967.7 SF
ZONING	C7, Central Business Commercial
TAXES	\$16,410 (2018)
LEASE TERM	Various terms

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.