



Income Producing Single Storey Building in Downtown Kelowna

- Income producing 8,206 SF building with 4 units
- Take advantage of the hot Downtown Kelowna market
- Max FAR of 9.0 (83,313 saleable SF)w

PROPERTY DETAILS

LIST PRICE: \$3,995,000

| | |
|--------------------------------|---|
| CIVIC ADDRESS | 528-534 Bernard Avenue, Kelowna, BC |
| LEGAL DESCRIPTION | LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 5539 |
| PID | 002-790-459 |
| LAND AREA | 0.21 acres or 9,257 SF |
| BUILDING SIZE | 8,206 SF of gross leasable area |
| ZONING | UC1 Downtown Urban Centre |
| FUTURE LAND USE | UC Urban Centre |
| POTENTIAL DENSITY (FAR) | BASE: 7.2 FAR STREETSCAPE BONUS: 1.5 FAR RENTAL ONLY PROJECT BONUS: 0.3 FAR MAX FAR: 9.0 FAR* (83,313 SF buildable SF) |
| NOI | NDA required to obtain rent roll |
| CAP RATE | 4.30% |



OVERVIEW

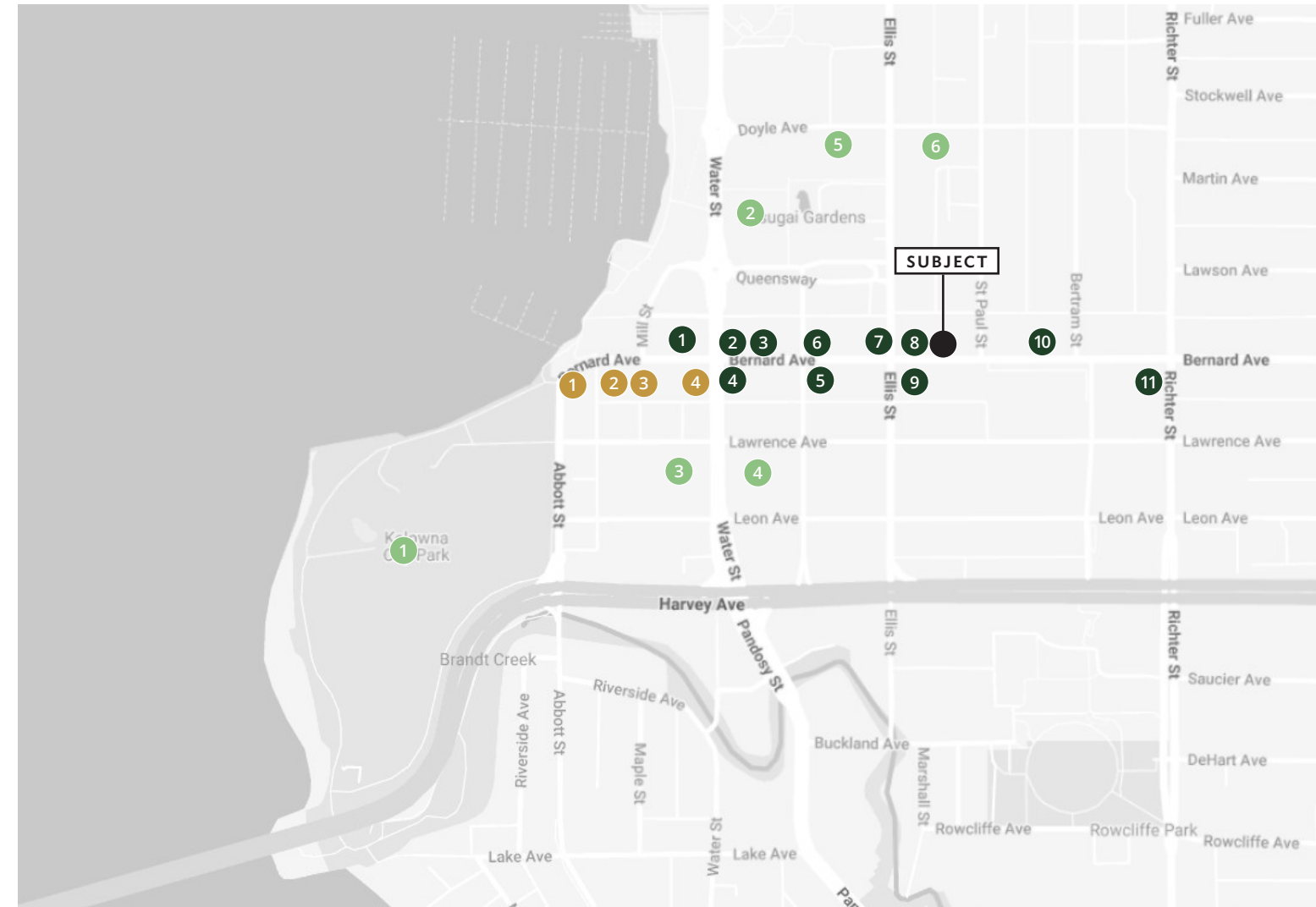
**528-534 BERNARD AVENUE,
KELOWNA, BC**

Downtown Income Property with Updaise Potential

HM Commercial Realty is pleased to present this opportunity for an income producing single storey building in Downtown Kelowna with redevelopment potential. NDA required to obtain rent roll.

Unbeatable location on City's busiest street, Bernard Avenue, just steps away from the Bernard Block development, the UBCO Downtown Campus and Lake Okanagan.

- Secure Cashflow and upside potential with this multi-tenant retail plaza in Kelowna's Downtown.
- Currently 4.3% yield, fully-leased with lots of upside in rents
- Close proximity to the new Bernard Block development and UBC-Okanagan's new Downtown Campus (under constructions).
- Rear garage occupied by Owner who would vacate with reasonable notice.
- Downtown Kelowna is home to more than 74 restaurants, 6 childcare facilities, 12 fitness centres and 17 cafes.
- UC1 Zoning allows up to 26 storeys (7.2 FAR) + 14 bonus storeys making this a great long-term hold.



AERIAL

Unbeatable Location in Downtown Kelowna

Well located in the heart of Downtown Kelowna along Bernard Avenue, Kelowna's historic main street. 528-534 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.

LOCATION

CIVIC & RECREATION

1. City Park
2. City Hall
3. Firehall
4. Chapman Parkade
5. Memorial Arena
6. Interior Health Authority

SHOPS & SERVICES

1. BMO
2. CIBC
3. Royal Anne Hotel
4. Arc'teryx
5. Mosaic Books
6. Lululemon
7. Scotiabank
8. Lakehouse
9. First West Credit Union
10. Bernard Block

RESTAURANTS & BREWERIES

1. Earl's
2. Craft Brewhouse
3. Tim Horton's
4. Blenz



THE FINE PRINT

Important Information & Disclaimers

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We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

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Unison HM Commercial Realty is a boutique Kelowna brokerage of team of licensed Commercial Real Estate Professionals.

NON-DISCLOSURE & NON-SOLICITATION AGREEMENT

| | |
|--------------------------|---|
| RE: | 528-534 Bernard Avenue, Kelowna, BC |
| LEGAL DESCRIPTION | LOT 3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 5539 |
| PID: | 002-790-459 |

Collectively referred to as the Property (the "Property")

1318428 B.C. Ltd ("the "Owner") is the Owner of the Property and has engaged Jeff Hudson Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the "Broker") as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the "Confidential Material").

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owner and Broker.

The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker's or Owner's request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner's employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

| | |
|--------------------------|-------------------------|
| Buyer's Signature | Buyer's Company Name |
| _____ | _____ |
| Buyer's Name | Buyer's Company Address |
| _____ | _____ |
| Title | Email Address |
| _____ | _____ |
| Phone Number | Fax Number |
| _____ | _____ |

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20____.

Per: _____

| | |
|----------------------------------|----------------------|
| Buyer Agent's Signature | Buyer Agency Name |
| _____ | _____ |
| Buyer Agent's Name(Please print) | Buyer Agency Address |
| _____ | _____ |
| Title | Email Address |
| _____ | _____ |
| Phone Number | Fax Number |
| _____ | _____ |

Once completed in full, please email to:

info@hmcommercial.com
Unison HM Commercial Realty
100-730 Vaughan Avenue, Kelowna BC V1Y 7E4
Tel: (250) 712-3130

LEADERS IN COMMERCIAL REAL ESTATE



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PROUDLY PRESENTED BY



**JEFF HUDSON &
MARSHALL MCANERNEY**

Personal Real Estate Corporation

The Okanagan Investment Team

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