



GRASSROOTS
REALTY GROUP

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**4535 Bowness Road NW
Calgary, Alberta**

MLS # A2253889



\$4,220 per month

Division: Montgomery

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Montgomery Square

Bus. Name: -

Size: 999 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Washer, Dryer, Stove, Fridge.

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, the unit is fully built-out and turnkey, currently operating as a retail store. The lease runs until mid-2027, giving approximately 23 months to establish and grow your business. The space features a welcoming front entrance, excellent storefront visibility with backlit channel signage, one bathroom, a closet, a fully enclosed room, and a kitchen with microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include street parking and one underground stall available under a separate lease for \$100 per month. Tenants are offering the space with existing retail fixturing valued at over \$100,000, with negotiations to be made directly with them. This provides a rare opportunity to step right in and start operating without the added expense of a full build-out. Montgomery Square is part of a growing, pedestrian-friendly community envisioned under the Montgomery Area Redevelopment Plan. The location offers excellent visibility, easy access, and a lively streetscape that attracts both residents and visitors—making it the perfect spot to grow your business.