



GRASSROOTS
REALTY GROUP

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**6507-6509 Bowness Road NW
Calgary, Alberta**

MLS # A2261239



\$25 per sq.ft.

Division: Bowness

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 20,570 sq.ft.

Zoning: MU-2 f4.0h20

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.13 Acre

Lot Feat: -

This retail space with corner unit has exceptional direct exposure to busy Bowness Road. Reception area and 1 washroom. Ample parking on site plus street parking available. 15 minutes to downtown Calgary. Multiple thoroughfares close by (Crowchild, TransCanada Highway) with quick access. 5,000 daily traffic count. Easy access to the bus line. • Automatic Blinds, Air Conditioning, Front Security Shutters. • Separate utility metre for each tenant in the building. • 5 year Lease + 5 year Renewal. • Property Taxes + Op Costs \$9.81 PSF (Est.). • Parking Front: Scramble, Rear: 2 spots • Zoning Commercial Retail • Loading Man Doors, Front/Rear.