

1-833-477-6687 aloha@grassrootsrealty.ca

6507-6509 Bowness Road NW Calgary, Alberta

MLS # A2261239



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

None

\$25 per sq.ft.

Bowness

Retail

Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	20,570 sq.ft.	
Zoning:	MU-2 f4.0h20	
	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.

Division:

Type: