



GRASSROOTS
REALTY GROUP

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**110, 4623 Bowness Road NW
Calgary, Alberta**

MLS # A2269093



\$35 per sq.ft.

Division: Montgomery

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,375 sq.ft.

Zoning: MU-2 f3.0h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Store front retail/medical opportunity in Montgomery facing the highly traffic of Bowness Road. One units available (1375 SF) that in shell condition. Property is approved for a Medi-Spa or fantastic opportunity for uses such as : General Practitioner & Pharmacy , Medical Aesthetics & Spa, Chiropractor, Convenience Store,, Bakery, Sandwich Shop and so much more. Designated staff parking is located at the rear of the property with ample customer street parking. The second floor is tenanted by a child care facility with a separate access to the daycare and play area. The property has tons of foot traffic and amenities nearby.