



GRASSROOTS
REALTY GROUP

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**6108 Bowness Road NW
Calgary, Alberta**

MLS # A2086117



\$2,850,000

Division: Bowness

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,893 sq.ft.

Zoning: C-N1

Heating: Boiler, Hot Water

Floors: -

Roof: Asphalt Shingle

Exterior: Concrete, Metal Frame, Mixed

Water: -

Sewer: -

Inclusions: All permanent fixtures

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

The stand-alone building was completed in 2015. Is currently used as a medical building, with 7893 sq ft on two floors, it is in excellent condition. Great location bordering a busy road and surrounded by a lot of residential complexes. It is secured, and air-conditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners. Currently showing a 4.2% cap rate.