



GRASSROOTS
REALTY GROUP

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**6104 Bowness Road NW
Calgary, Alberta**

MLS # A2140299



\$27 per sq.ft.

Division: Bowness

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,726 sq.ft.

Zoning: C-N1

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.12 Acre

Lot Feat: -

Amazing location! High traffic and visibility. You can continue to operate as a convenience store(no need to buy business) or establish your professional office here. Newer attractive stucco building built in 2016. 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF(\$12 PSF Net) perfect for storage or expand into office rooms. (both floors must be leased together). Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, cafe, financial institution, etc. Plenty open parking on the streets. Please do not approach staff. Tour by appointment only. *No liquor or cannabis use.