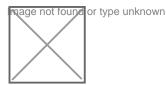


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 6108 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

22591

MLS ID:

A2086117

\$3,600,000



A ROBERT LEBOSQUAIN

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6108 Bowness Road NW, Calgary , Alberta T3B 0E1

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

327

Zoning

Subdivision C-N1

Bowness

**Building Type** 

Free-Standing,Office Building

Year Built 2013

Structure Type Low Rise (2-4 stories) **Property Type** Commercial

**Property Sub Type** 

Legal Plan Office 4610AJ

Building Area (Sq. Ft.)

7893.00

Building Area (Sq. M.) 733.28

**Construction Type** 

Concrete, Metal Frame, Mixed

Roof

Asphalt Shingle

**Foundation** 

Heating

Inclusions

**Poured Concrete** 

Boiler, Hot Water

All permanent fixtures

Restrictions

Reports

Lease Restriction, Non-Smoking Building

Financial Statements, Floor Plans, RPR

The stand-alone building was completed in 2015. 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 abodes. It is secured, and air-conditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners.

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