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4539 BOWNESS ROAD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
27040


MLS ID:
A2182698

\$4,800



 **AUSTIN COWLEY**
 (403) 889-7314

 Town Residential
 403-889-7314

 4539 BOWNESS Road NW, Calgary , Alberta T3B 0A9

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| Transaction Type For Lease | Days On Market 44 | Lease Amount 4800.00 |
| Lease Frequency Monthly | Lease Term Other | Lease Term Remaining 29 |
| Sub Lease 1 | Zoning MU-2 f3.0h16 | Subdivision Montgomery |
| Building Type Retail | Year Built 2019 | Structure Type Retail |
| Property Type Commercial | Property Sub Type Retail | Legal Plan 5439FW |
| Building Area (Sq. Ft.) 956.00 | Building Area (Sq. M.) 88.81 | Lot Size (Sq. Ft.) 5995 |
| Lot Size (Acres) 0.14 | Inclusions Negotiable | Restrictions Landlord Approval |
| Reports Standard form of Lease | | |

FOR SUB-LEASE – Take advantage of this prime main-floor retail space, fully built-out and ready for turnkey operations! Currently operating as an aesthetician spa, this space is great for a variety of retail uses. The lease term has approximately 27 months remaining, ending in mid 2027, providing time to establish and grow your business. The space features a welcoming front entrance, one bathroom, a closet, three rooms (two fully enclosed), and a kitchen equipped with a microwave, stove, and dishwasher. Additional items include a washer and dryer, street parking, and one underground stall available under a separate lease for \$100 per month. Backlit channel signage is also available at the storefront, ensuring excellent visibility. Equipment and furniture are negotiable, making this a perfect turnkey opportunity to bring your business to life.

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