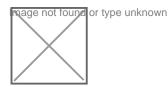


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6104 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27500

MLS ID: A1200318

\$1,800,000



△ ELTON LUI

(403) 828-8008

□ Century 21 Bravo Realty

403-250-2882

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6104 Bowness Road NW, Calgary, Alberta T3B 0E1

Transaction Type

For Sale

Days On Market

1263

Zoning

C-N1

Subdivision

Bowness

Building Type

Retail, See Remarks

Year Built 2016

Structure Type

Mixed Use

Property Type
Commercial

Property Sub Type
Mixed Use

Legal Plan

4610AJ

Building Area (Sq. Ft.)

3268.00

Building Area (Sq. M.)

303.60

Lot Size (Sq. Ft.)

5188

Lot Size (Acres)

0.12

Inclusions

residential side: stove, fridge, dishwasher, washer, dryer

Restrictions
None Known

Reports

RPR with Compliance

Amazing corner lot location! High traffic and visibility. Rare investment opportunity generating excellent returns. Newer attractive stucco building built in 2016. Retail 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF partially done perfect for storage or expand into office rooms. Residential 2-Storey is 1,919 SF with modern finishings, upgraded large kitchen w/ granite counter tops, stainless steel appliances. Office on the main. Upper level offers a large master bedroom with 5-pc ensuite and access to private deck, 2 more bedrooms and laundry set. Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, café, financial institution, etc. Plenty of open parking on the streets. Please do not approach directly. Tour by appointment only.

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