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## 6104 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
27500


**MLS ID:**  
A1200318

**\$1,800,000**



 **ELTON LUI**  
 (403) 828-8008

 Century 21 Bravo Realty  
 403-250-2882

 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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