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6108 BOWNESS ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta



Listing ID:
27680


MLS ID:
A2086117

\$3,600,000



 **ROBERT LEBOSQUAIN**
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 CIR REALTY
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 6108 Bowness Road NW, Calgary, Alberta T3B 0E1

Transaction Type For Sale	Title Fee Simple	Days On Market 481
Zoning C-N1	Subdivision Bowness	Building Type Free-Standing,Office Building
Year Built 2013	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 4610AJ	Building Area (Sq. Ft.) 7893.00
Building Area (Sq. M.) 733.28	Construction Type Concrete,Metal Frame,Mixed	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Boiler,Hot Water	Inclusions All permanent fixtures
Restrictions Lease Restriction,Non-Smoking Building	Reports Financial Statements,Floor Plans,RPR	

The stand-alone building was completed in 2015. Is currently used as a medical building, 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 complexes. It is secured, and air-conditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners. Currently showing a 4.2% cap rate.

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