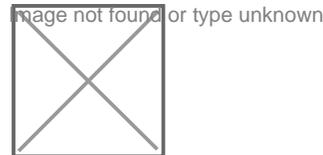


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6108 BOWNESS ROAD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
27680

MLS ID:
A2086117

\$2,850,000



 **ROBERT LEBOSQUAIN**
 (403) 271-0600

 CIR Realty
 403-271-0600

 6108 Bowness Road NW, Calgary , Alberta T3B 0E1

Transaction Type For Sale	Title Fee Simple	Days On Market 942
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	Commercial Amenities Elevator Passenger,Storefront
Access to Property Direct Access	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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