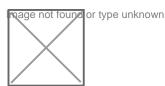


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6108 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27680

MLS ID:

A2086117

\$3,200,000



A ROBERT LEBOSQUAIN

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6108 Bowness Road NW, Calgary , Alberta T3B 0E1

Transaction Type

For Sale

Title

Fee Simple

Days On Market

Building Type

559

Zoning

Year Built

Subdivision C-N1 **Bowness**

Structure Type

Legal Plan

Property Type

2013

Low Rise (2-4 stories)

Commercial

Property Sub Type

Office 4610AJ Building Area (Sq. Ft.)

Free-Standing,Office Building

7893.00

Building Area (Sq. M.)

733.28

Poured Concrete

Construction Type

Concrete, Metal Frame, Mixed

Roof

Asphalt Shingle

Foundation

Heating

Boiler, Hot Water

Inclusions

All permanent fixtures

Restrictions

Reports

Lease Restriction, Non-Smoking Building

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 airconditioned, 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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