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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

**\$3,200,000**



 **ROBERT LEBOSQUAIN**  
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 **CIR REALTY**  
 403-271-0600

 6108 Bowness Road NW, Calgary , Alberta T3B 0E1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 559
<b>Zoning</b> C-N1	<b>Subdivision</b> Bowness	<b>Building Type</b> Free-Standing,Office Building
<b>Year Built</b> 2013	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 4610AJ	<b>Building Area (Sq. Ft.)</b> 7893.00
<b>Building Area (Sq. M.)</b> 733.28	<b>Construction Type</b> Concrete,Metal Frame,Mixed	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Heating</b> Boiler,Hot Water	<b>Inclusions</b> All permanent fixtures
<b>Restrictions</b> Lease Restriction,Non-Smoking Building	<b>Reports</b> 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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