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## 6104 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
28184


**MLS ID:**  
A2140299

**\$27**



 **ELTON LUI**  
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 Century 21 Bravo Realty  
 403-250-2882

 6104 Bowness Road NW, Calgary , Alberta T3B 0E1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 406	<b>Lease Amount</b> 27.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-N1	<b>Subdivision</b> Bowness
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2016	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4610AJ
<b>Building Area (Sq. Ft.)</b> 2726.00	<b>Building Area (Sq. M.)</b> 253.25	<b>Lot Size (Sq. Ft.)</b> 5188
<b>Lot Size (Acres)</b> 0.12	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Amazing location! High traffic and visibility. You can continue to operate as a convenience store(no need to buy business) or establish your professional office here. Newer attractive stucco building built in 2016. 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF(\$12 PSF Net) perfect for storage or expand into office rooms. (both floors must be leased together). Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, café, financial institution, etc. Plenty open parking on the streets. Please do not approach staff. Tour by appointment only. \*No liquor or cannabis use.

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