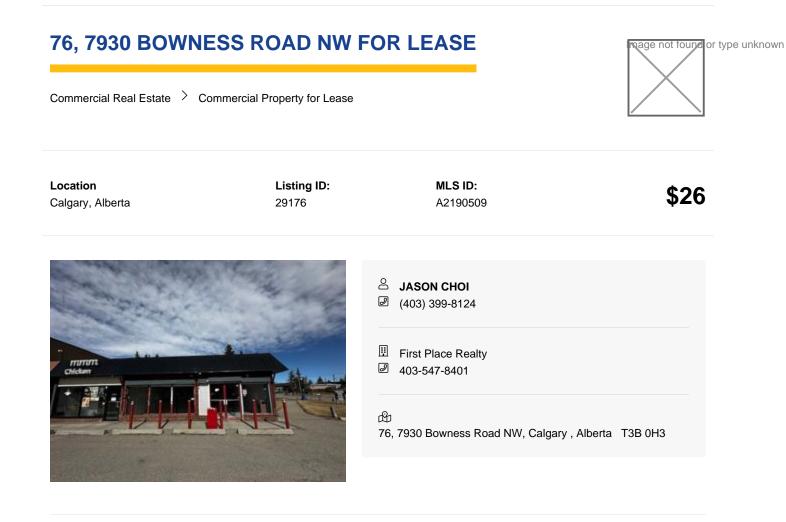


Generated: Aug 28, 2025, 6:32:15

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Lease

Lease Frequency Annually

Structure Type Retail

Building Area (Sq. Ft.) 2003.00

Restrictions Landlord Approval Days On Market 205

Subdivision Bowness

Property Type Commercial

Building Area (Sq. M.) 186.08

Reports Floor Plans Lease Amount 26.00

Year Built 1963

Property Sub Type Retail

Inclusions None

Located in a high-traffic strip mall just one block from Bowness High School and the Sportsplex, this prime commercial space offers exceptional visibility and accessibility. The property features a spacious parking lot, providing ample customer parking. Surrounded by a diverse mix of well-established businesses—including a bakery, butcher, The Bowness Pub, veterinary clinic, takeout pizza and fried chicken, chiropractor, vape shop, gas station with a convenience store, Pet grooming, and an outreach school—this location benefits from consistent foot traffic and a built-in customer base. With its strategic positioning and strong commercial presence, this retail space presents an outstanding opportunity for businesses seeking high exposure and growth in a dynamic, thriving community.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.