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6535 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
30311


MLS ID:
A2214949

\$2,600,000



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
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 6535 Bowness Road NW, Calgary , Alberta T3B 0E8

Transaction Type For Sale	Days On Market 86	Zoning MU-2
Subdivision Bowness	Building Type Free-Standing,Retail,See Remarks	Year Built 1957
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 4610AJ	Building Area (Sq. Ft.) 6269.00	Building Area (Sq. M.) 582.40
Lot Size (Sq. Ft.) 10914	Lot Size (Acres) 0.25	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

Rare opportunity to own a 6,269 SF medical/professional building on 0.29 acres in the vibrant community of Bowness. The property offers direct exposure to Bowness Road NW, benefiting from high pedestrian and vehicle traffic. The main floor features a well-designed layout, including a waiting area, reception, 11 exam rooms, private/storage rooms, and washrooms, providing ample space for patient care and operations. The second floor includes a reception area, six (6) MD offices, three (3) exam rooms, a storage area, a training room, a lunchroom/kitchenette, and a washroom with a shower—catering to diverse professional needs. Accessibility is seamless with two separate entrances, vestibules, elevator, and stair access. The property includes approximately 15 parking stalls, with additional street parking available on Bowness Road NW and 65 Street NW. Public transportation is conveniently accessible, and the building is situated along a pedestrian-friendly section of Bowness Road NW, surrounded by trendy retailers, restaurants, cafes, and the Calgary Public Library. Building will be sold with vacant possession as of November 1, 2025.

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