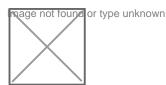


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4535 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

32038

MLS ID: A2253889

\$4,220.78



- **CHRISTIAN ORTIZ PLATA**
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- Century 21 Bamber Realty LTD.
- **403-245-0773**

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4535 Bowness Road NW, Calgary, Alberta T3B 0A9

Transaction Type

Lease Frequency

For Lease

Days On Market

4220.78

Lease Term

Lease Term Remaining

Monthly

Other

49

23

Sub Lease

Subdivision

Building Type

Lease Amount

Montgomery

Commercial Mix, Street Level Storefront

Year Built 2019

Structure Type Retail

Property Type Commercial

Property Sub Type

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Retail

999.00

92.81

Inclusions

Restrictions

Reports None

Washer, Dryer, Stove, Fridge.

Landlord Approval

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, the unit is fully built-out and turnkey, currently operating as a retail store. The lease runs until mid-2027, giving approximately 23 months to establish and grow your business. The space features a welcoming front entrance, excellent storefront visibility with backlit channel signage, one bathroom, a closet, a fully enclosed room, and a kitchen with microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include street parking and one underground stall available under a separate lease for \$100 per month. Tenants are offering the space with existing retail fixturings valued at over \$100,000, with negotiations to be made directly with them. This provides a rare opportunity to step right in and start operating without the added expense of a full build-out. Montgomery Square is part of a growing, pedestrian-friendly community envisioned under the Montgomery Area Redevelopment Plan. The location offers excellent visibility, easy access, and a lively streetscape that attracts both residents and visitors—making it the perfect spot to grow your business.

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