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4535 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
32038


MLS ID:
A2253889

\$4,220.78



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 4535 Bowness Road NW, Calgary , Alberta T3B 0A9

Transaction Type For Lease	Days On Market 2	Lease Amount 4220.78
Lease Frequency Monthly	Lease Term Other	Lease Term Remaining 23
Sub Lease 1	Subdivision Montgomery	Building Type Commercial Mix, Street Level Storefront
Year Built 2019	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 999.00	Building Area (Sq. M.) 92.81
Inclusions Washer, Dryer, Stove, Fridge.	Restrictions Landlord Approval	Reports None

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 fixturing 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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