

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.

## 6507-6509 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32772


**MLS ID:**  
A2261239

**\$25**



 **PAUL RAMIKIE**  
 (403) 607-7375

 Alliance West Asset and Property Management Ltd.  
 403-455-5554

 6507-6509 Bowness Road NW, Calgary , Alberta T3B 0E8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 31	<b>Lease Amount</b> 25.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> MU-2 f4.0h20	<b>Subdivision</b> Bowness
<b>Building Type</b> Free-Standing,Mixed Use,Retail	<b>Year Built</b> 1995	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4610AJ
<b>Building Area (Sq. Ft.)</b> 20570.00	<b>Building Area (Sq. M.)</b> 1911.00	<b>Lot Size (Sq. Ft.)</b> 5457
<b>Lot Size (Acres)</b> 0.13	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

This retail space with corner unit has exceptional direct exposure to busy Bowness Road. Reception area and 1 washroom. Ample parking on site plus street parking available. 15 minutes to downtown Calgary. Multiple thoroughfares close by (Crowchild, TransCanada Highway) with quick access. 5,000 daily traffic count. Easy access to the bus line. • Automatic Blinds, Air Conditioning, Front Security Shutters. • Separate utility metre for each tenant in the building. • 5 year Lease + 5 year Renewal. • Property Taxes + Op Costs \$9.81 PSF (Est.). • Parking Front: Scramble, Rear: 2 spots • Zoning Commercial Retail • Loading Man Doors, Front/Rear.

**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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.