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4539 BOWNESS ROAD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34015


MLS ID:
A2285348

\$75,000



 **PARKER XIONG**
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 587-432-1588

 4539 Bowness Road NW, Calgary , Alberta T3B 6A9

Transaction Type For Lease	Days On Market 111	Lease Amount 2629.00
Lease Frequency Monthly	Subdivision Bowness	Year Built 2020
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 956.00	Building Area (Sq. M.) 88.81	Inclusions Furniture negotiable
Restrictions Landlord Approval	Reports None	

Asset Sale, Take advantage of this opportunity to run a business at core location, currently has a growing massage and wellness business in Calgary's desirable west end, move-in-ready unit, Strategically positioned to serve the communities of Montgomery, Bowness, and Rockland Park, the location offers convenient access—approximately 10 minutes to downtown and about 5 minutes to the University District and nearby hospital. Surrounded by professionals, students, and established residential neighborhoods, the business benefits from an existing and loyal client base. With competitive lease rates for a central location, this location is renovation free, Total rent monthly \$4283.52 plus utility.

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