

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.

6104 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27500


MLS ID:
A1200318

\$1,800,000



 **ELTON LUI**
 (403) 828-8008

 Century 21 Bravo Realty
 403-250-2882

 6104 Bowness Road NW, Calgary , Alberta T3B 0E1

Transaction Type

For Sale

Days On Market

1188

Zoning

C-N1

Subdivision

Bowness

Building Type

Retail,See Remarks

Year Built

2016

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

4610AJ

Building Area (Sq. Ft.)

3268.00

Building Area (Sq. M.)

303.60

Lot Size (Sq. Ft.)

5188

Lot Size (Acres)

0.12

Inclusionsresidential side: stove, fridge,
dishwasher, washer, dryer**Restrictions**

None Known

Reports

RPR with Compliance

Amazing location! High traffic and visibility. Imagine operating your business and living next door! You can continue to operate existing convenience store or establish your retail business / professional office here. Newer attractive stucco building built in 2016. Retail 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF partially done perfect for storage or expand into office rooms. Residential 2-Storey is 1,919 SF with modern finishings, upgraded large kitchen w/ granite counter tops, stainless steel appliances. Office on the main. Upper level offers a large master bedroom with 5-pc ensuite and access to private deck, 2 more bedrooms and laundry set. You could also easily convert the entire residential side into office use! Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, café, financial institution, etc. Plenty of open parking on the streets. Please do not approach directly. Tour by appointment only.

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.