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## 6108 BOWNESS ROAD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27680

MLS ID: A2086117

\$2,850,000



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6108 Bowness Road NW, Calgary, Alberta T3B 0E1

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

776

Zoning

C-N1

Subdivision Bowness

Legal Plan

4610AJ

**Building Type** 

Free-Standing,Office Building

Year Built 2013

Structure Type
Low Rise (2-4 stories)

Property Type Commercial

**Property Sub Type** 

Office

Building Area (Sq. Ft.)

7893.00

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Building Area (Sq. M.) 733.28 **Construction Type** 

Concrete, Metal Frame, Mixed

Roof

Asphalt Shingle

Foundation

Heating

Boiler,Hot Water

Inclusions

All permanent fixtures

Restrictions

**Poured Concrete** 

Reports

Lease Restriction, Non-Smoking Building Financial Statements, Floor Plans, RPR

The stand-alone building was completed in 2015. Is currently used as a medical building, with 7893 sq ft on two floors, it is in excellent condition. Great location bordering a busy road and surrounded by a lot of residential complexes. It is secured, and airconditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners. Currently showing a 4.2% cap rate.

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