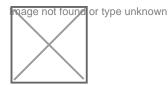




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4535 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID:

32038

MLS ID: A2253889

\$4,220.78



CHRISTIAN ORTIZ PLATA

2 (403) 992-1792

Century 21 Bamber Realty LTD.

403-245-0773

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4535 Bowness Road NW, Calgary, Alberta T3B 0A9

Transaction Type

For Lease

Lease Amount

4220.78

23

Lease Frequency

Monthly

Sub Lease

Lease Term

Subdivision

Montgomery

Other

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.)

Lease Term Remaining

92.81

Inclusions

Washer, Dryer, Stove, Fridge.

Restrictions Reports Landlord Approval 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 fixturings 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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