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## 4535 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
32038


**MLS ID:**  
A2253889

**\$4,220.78**



 **CHRISTIAN ORTIZ PLATA**  
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 4535 Bowness Road NW, Calgary , Alberta T3B 0A9

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 4220.78	<b>Lease Frequency</b> Monthly
<b>Lease Term</b> Other	<b>Lease Term Remaining</b> 23	<b>Sub Lease</b> 1
<b>Subdivision</b> Montgomery	<b>Building Type</b> Commercial Mix,Street Level Storefront	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 999.00	<b>Building Area (Sq. M.)</b> 92.81	<b>Inclusions</b> Washer, Dryer, Stove, Fridge.
<b>Restrictions</b> Landlord Approval	<b>Reports</b> 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 fixturing 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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