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## 6507-6509 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
32772

**MLS ID:**  
A2261239

**\$25**



 **PAUL RAMIKIE**  
 (403) 607-7375

 Alliance West Asset and Property Management Ltd.  
 403-455-5554

 6507-6509 Bowness Road NW, Calgary , Alberta T3B 0E8

| <b>Transaction Type</b>        | <b>Days On Market</b>         | <b>Lease Amount</b>       |
|--------------------------------|-------------------------------|---------------------------|
| For Lease                      | 63                            | 25.00                     |
| <b>Lease Frequency</b>         | <b>Zoning</b>                 | <b>Subdivision</b>        |
| Annually                       | MU-2 f4.0h20                  | Bowness                   |
| <b>Building Type</b>           | <b>Year Built</b>             | <b>Structure Type</b>     |
| Free-Standing,Mixed Use,Retail | 1995                          | Mixed Use                 |
| <b>Property Type</b>           | <b>Property Sub Type</b>      | <b>Legal Plan</b>         |
| Commercial                     | Retail                        | 4610AJ                    |
| <b>Building Area (Sq. Ft.)</b> | <b>Building Area (Sq. M.)</b> | <b>Lot Size (Sq. Ft.)</b> |
| 20570.00                       | 1911.00                       | 5457                      |
| <b>Lot Size (Acres)</b>        | <b>Inclusions</b>             | <b>Restrictions</b>       |
| 0.13                           | None                          | None Known                |

#### Reports

Other Documents

This retail space with corner unit has exceptional direct exposure to busy Bowness Road. Reception area and 1 washroom. Ample parking on site plus street parking available. 15 minutes to downtown Calgary. Multiple thoroughfares close by (Crowchild, TransCanada Highway) with quick access. 5,000 daily traffic count. Easy access to the bus line. • Automatic Blinds, Air Conditioning, Front Security Shutters. • Separate utility metre for each tenant in the building. • 5 year Lease + 5 year Renewal. • Property Taxes + Op Costs \$9.81 PSF (Est.). • Parking Front: Scramble, Rear: 2 spots • Zoning Commercial Retail • Loading Man Doors, Front/Rear.

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