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

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

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