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## 4535 BOWNESS ROAD NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33616

**MLS ID:**  
A2279660

**\$2,913.75**



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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	1	35.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	Montgomery	Commercial Mix, Street Level Storefront
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2019	Retail	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	999.00	92.81
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
Stove, Dishwasher, fridge, microwave hood fan, store fixturing	None Known	Call Lister, Floor Plans

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development located at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, this unit is fully built-out and offers a turnkey retail opportunity. Existing retail fixtures valued at over \$100,000 provide a rare chance to step in and begin operations immediately—without the added cost of a full build-out. 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 equipped with a microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include ample street parking, as well as one underground stall available under a separate lease for \$100 per month. The neighbouring unit is also available for lease (1,200 sq. ft.), and the common wall can be removed to combine both spaces for a total of 2,199 sq. ft. 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 an ideal location to grow your business.

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