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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**



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 4535 Bowness Road NW, Calgary , Alberta T3B 0A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<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> Stove, Dishwasher, fridge, microwave hood fan, store fixturing	<b>Restrictions</b> None Known	<b>Reports</b> 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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