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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33772

MLS ID:
A2279662

\$3,500



 **CHRISTIAN ORTIZ PLATA**
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 Century 21 Bamber Realty LTD.
 403-245-0773

 4537 Bowness Road NW, Calgary , Alberta T3B 0A9

Transaction Type	Days On Market	Lease Amount
For Lease	1	35.00
Lease Frequency	Subdivision	Building Type
Annually	Montgomery	Commercial Mix, Street Level Storefront
Year Built	Structure Type	Property Type
2019	Retail	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Retail	1200.00	111.48
Inclusions		
Stove, fridge, washer, dryer, microwave hood fan, dishwasher, previous business fixturing.	Restrictions	Reports
	None Known	Call Lister

Exceptional 1,200 sq. ft. main-floor retail opportunity in Montgomery Square, a vibrant mixed-use development with high exposure along Bowness Road NW. This turnkey, food-service-ready space is fully equipped with a floor drain, grease trap, and all core infrastructure required for a quick-service restaurant. Fronting the main road, the unit offers excellent visibility and consistent foot and vehicle traffic—ideal for a quick-service restaurant or specialty food concept. An additional 1,000 sq. ft. neighboring unit is also available, offering the opportunity to combine both spaces for a total of 2,200 sq. ft. if required. A prime location for operators looking to step in and start operating immediately. 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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