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## 4539 BOWNESS ROAD NW FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34015


**MLS ID:**  
A2285348

**\$75,000**



 **PARKER XIONG**  
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 Homecare Realty Ltd.  
 587-432-1588

 4539 Bowness Road NW, Calgary, Alberta T3B 6A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 108	<b>Lease Amount</b> 2629.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Bowness	<b>Year Built</b> 2020
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 956.00	<b>Building Area (Sq. M.)</b> 88.81	<b>Inclusions</b> Furniture negotiable
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Asset Sale, Take advantage of this opportunity to run a business at core location, currently has a growing massage and wellness business in Calgary's desirable west end, move-in-ready unit, Strategically positioned to serve the communities of Montgomery, Bowness, and Rockland Park, the location offers convenient access—approximately 10 minutes to downtown and about 5 minutes to the University District and nearby hospital. Surrounded by professionals, students, and established residential neighborhoods, the business benefits from an existing and loyal client base. With competitive lease rates for a central location, this location is renovation free, Total rent monthly \$4283.52 plus utility.

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