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## 4535 BOWNESS ROAD ROAD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35704

**MLS ID:**  
A2320695

**\$800**



 **IVY HUANG**  
 (587) 432-1588

 Homecare Realty Ltd.  
 587-432-1588

 4535 Bowness Road Road NW, Calgary , Alberta T3B 6A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 800.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Montgomery	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 100.00	<b>Building Area (Sq. M.)</b> 9.29	<b>Inclusions</b> negotiable
<b>Restrictions</b> Call Lister	<b>Reports</b> None	

Located within an established professional studio, this private room offers an excellent opportunity for a wide range of businesses seeking a clean, professional, and welcoming workspace. The fully enclosed room provides privacy and a quiet environment, making it ideal for lash artists, estheticians, skincare professionals, cosmetic tattoo/PMU artists, massage therapists, wellness practitioners, consultants, creative professionals, small office users, and any licensed business that would benefit from a private treatment or office space. Rent includes heat, water, electricity, high-speed internet, access to a shared kitchen and waiting area, convenient ground-floor access, and a professional, well-lit, photo-friendly interior. Tenants may also benefit from existing client traffic within the studio as well as opportunities for cross-referrals and business collaboration.

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