4610 Bowness Road Calgary Alberta

$30

Reduced OP costs A multi-use ground floor 950 sq ft commercial bay available for immediate possession. This owner managed building is on highly visible Bowness Road/Memorial Drive in Montgomery and across from The Notable Restaurant building. Bowness Road has a high traffic count and this space is on ground floor access and zoning to accommodate a wide selection of uses. In addition to 950 sq ft is 200 sq ft of operational space for storage on the lower floor at no additional charge. Includes on and off-street parking and automatic shutters if desired. The high exposure location has easy access for afternoon traffic departing downtown! This is a quiet building with long term tenants having been managed by the same owner for over 20 years. Owner is ideally seeking a professional tenant (ie. medical, legal, administrative, etc) Rent is $2,900 per month for main floor with lower level at no extra charge (based on $29.50 sq ft base rent + $7 sq ft OP costs annually) Tenant pays heat and electric metered to units. Contact Randy for a viewing. Possession negotiable. (id:6769)

Listing Presented By:

Originally Listed by:
Century 21 PowerRealty.ca

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