



6509 Bowness Road, Calgary AB

Mainstreet Bowness Retail Opportunity

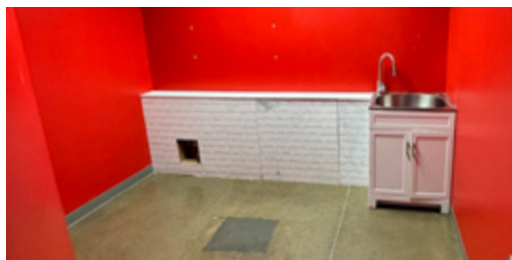
THE OFFERING

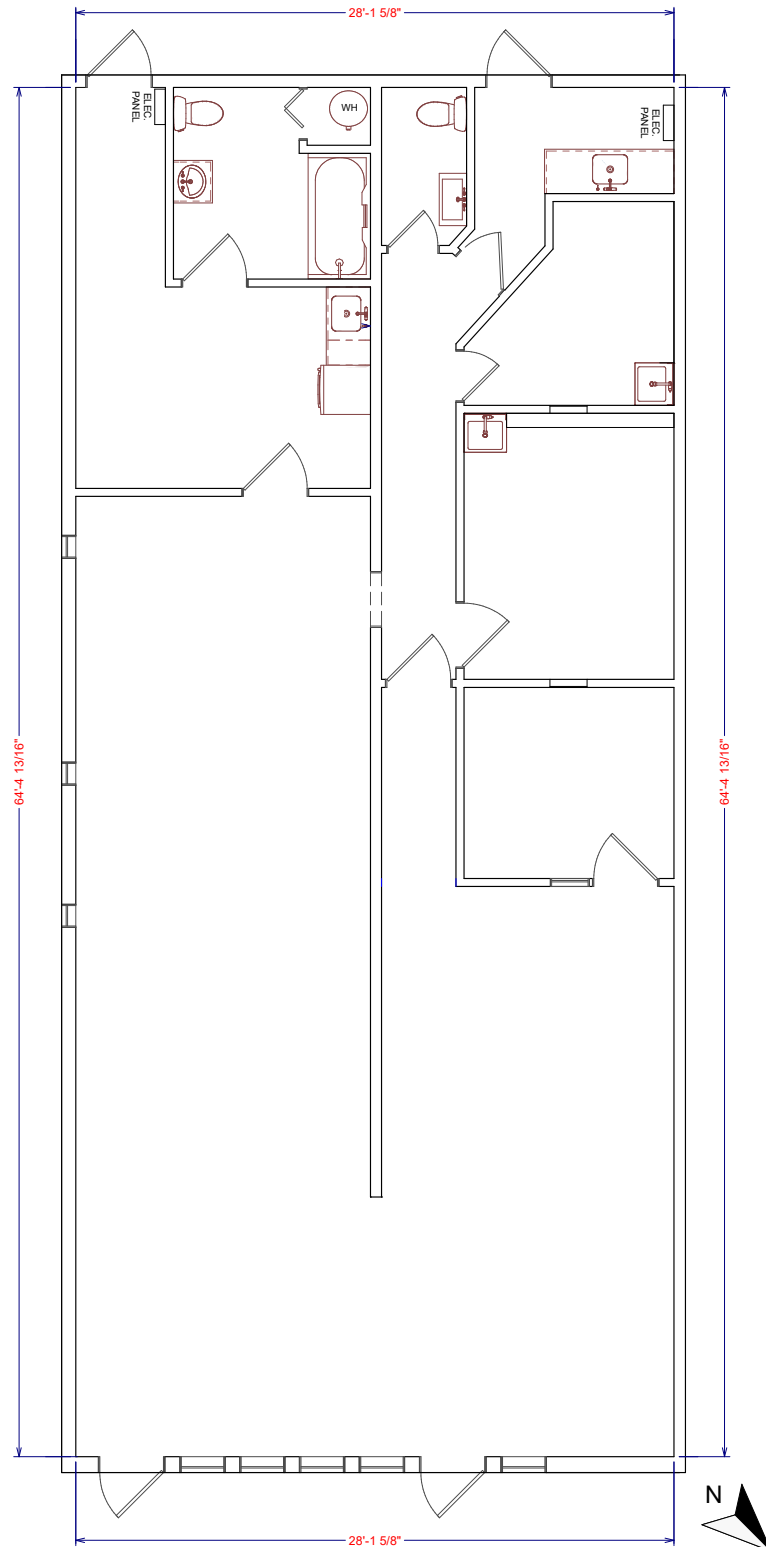
- Excellent Northwest Retail location on busy Bowness Rd, with easy access to the bus line.
- This mainstreet Bowness location has a village atmosphere.
- Automatic Blinds, Air Conditioning, Front Security Shutters.
- Separate utility metre for each tenant in the building.
- 5 year Lease + 5 year Renewal



PROPERTY DETAILS

Unit Size	1,911 SF
Availability	Immediate
District	Bowness
Year Built	1995
Parking	Front: Scramble, Rear: 2 spots
Signage	Available
Zoning	Commercial Retail
Loading	Man Doors, Front/Rear
Lease Rate	\$25.00 PSF + step rents
Property Taxes + Op Costs	\$9.81 PSF (Est.)





MAIN LEVEL - 1911.09 Sq.Ft. / 177.54 m2



NEIGHBORHOOD
Bowness



POPULATION
54,372



MEDIAN AGE
40.7



HOUSEHOLD INCOME
\$89,930



TRAFFIC COUNT
12,000 VPD | Bowness Road

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