

For Sale

6507-6511 Bowness Road NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Bowness



POPULATION
54,372



MEDIAN AGE
40



HOUSEHOLD INCOME
\$89,930

Building Details



PARKING
Street & Rear



YEAR BUILT
1995



TRAFFIC COUNT
12,000 VPD | Bowness Road



301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344

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Fully Leased Retail Investment

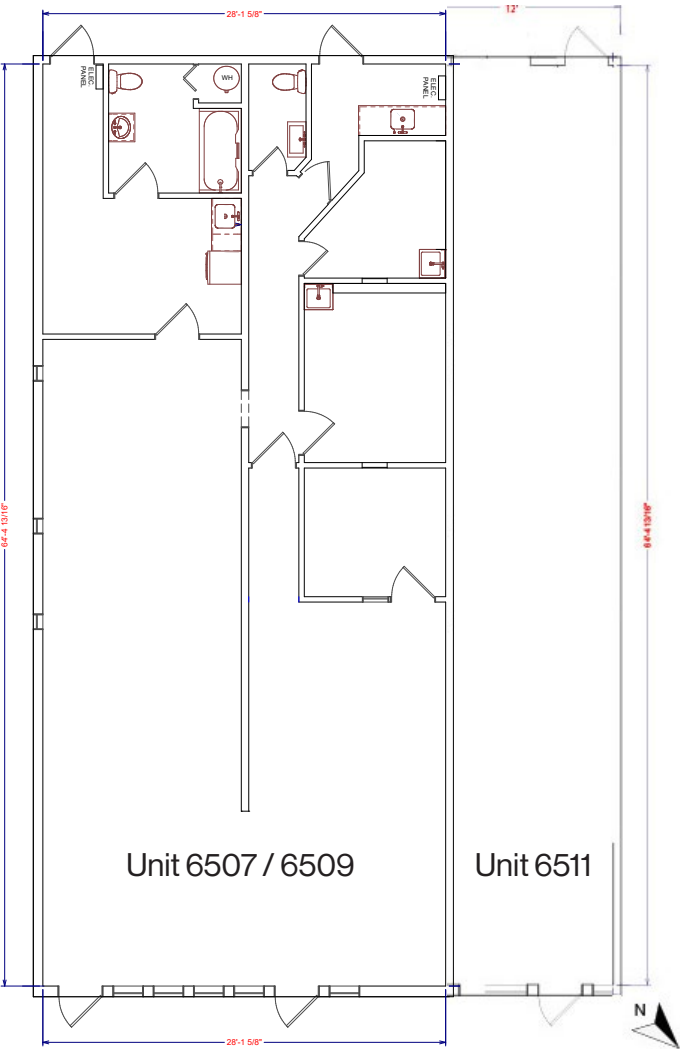
PROPERTY DETAILS

Building Size	Unit 6507 / 6509: 1,911 SF
	Unit 6511: 870 SF
	Total: 2,781 SF
Property Tax	\$13,998.05
Asking Price	\$1,548,000
Legal Description	Lot 13; Block 22; Plan 4610 AJ
Built	1995
Zoning	Commercial Retail
Parking	Front: Scramble Rear: 5 Stalls

- Fully Leased 2,781 SF retail investment opportunity on busy Bowness Road NW
- Two separately demised units of 1,911 SF and 870 SF occupied by Hidden Gem and Fades Barber Shop
- Prime Mainstreet Bowness location with a vibrant village atmosphere
- Each unit is separately metered for utilities
- Building features include air conditioning, automatic blinds and front security shutters

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Thank you for your interest!

For More Information Contact One of Our Professionals:



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