

For Lease

Montgomery Square
4535 Bowness Road NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Montgomery



POPULATION
35,000



MEDIAN AGE
38



HOUSEHOLD INCOME
\$100,000

Building Details



PARKING
Street &
Underground



ZONING
MU-1



TRAFFIC COUNT
13,000 VPD | Bowness Road NW



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

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Highlights

- Excellent opportunity for a local business in an exciting new mixed-use live + work + play development in the heart of Montgomery
- The building features 48 residential units, 13 retail/live-work units, on-site parking and a panoramic rooftop patio
- Features modern fixtures and improvements for a restaurant that will remain in place
- Offers a beautiful, well-designed layout with plenty of character and flexibility for a variety of business uses
- Located in the vibrant and growing Montgomery community, with convenient access to surrounding amenities and major routes

Property Details

Size Available: 600 - 2,000 SF

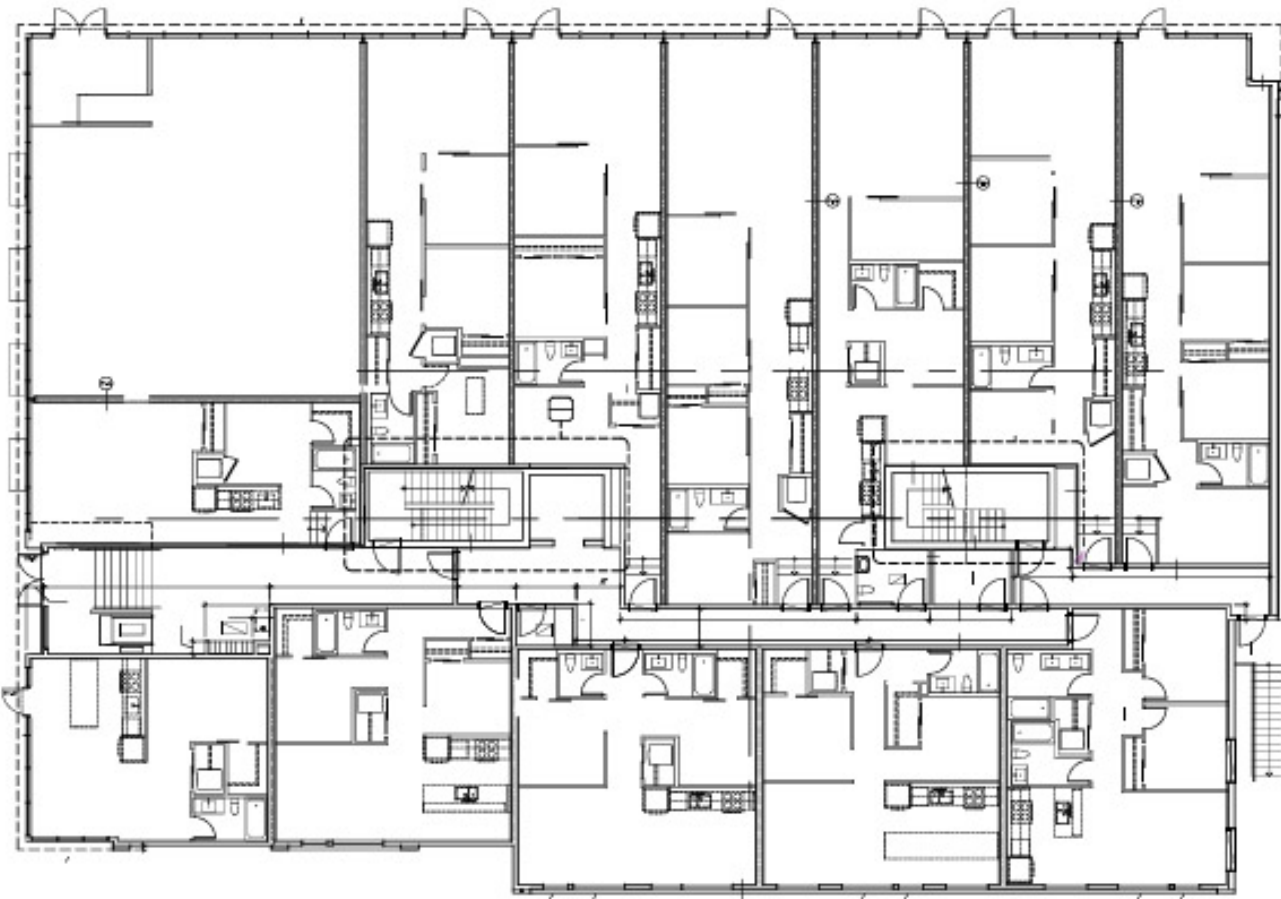
Availability: Immediately

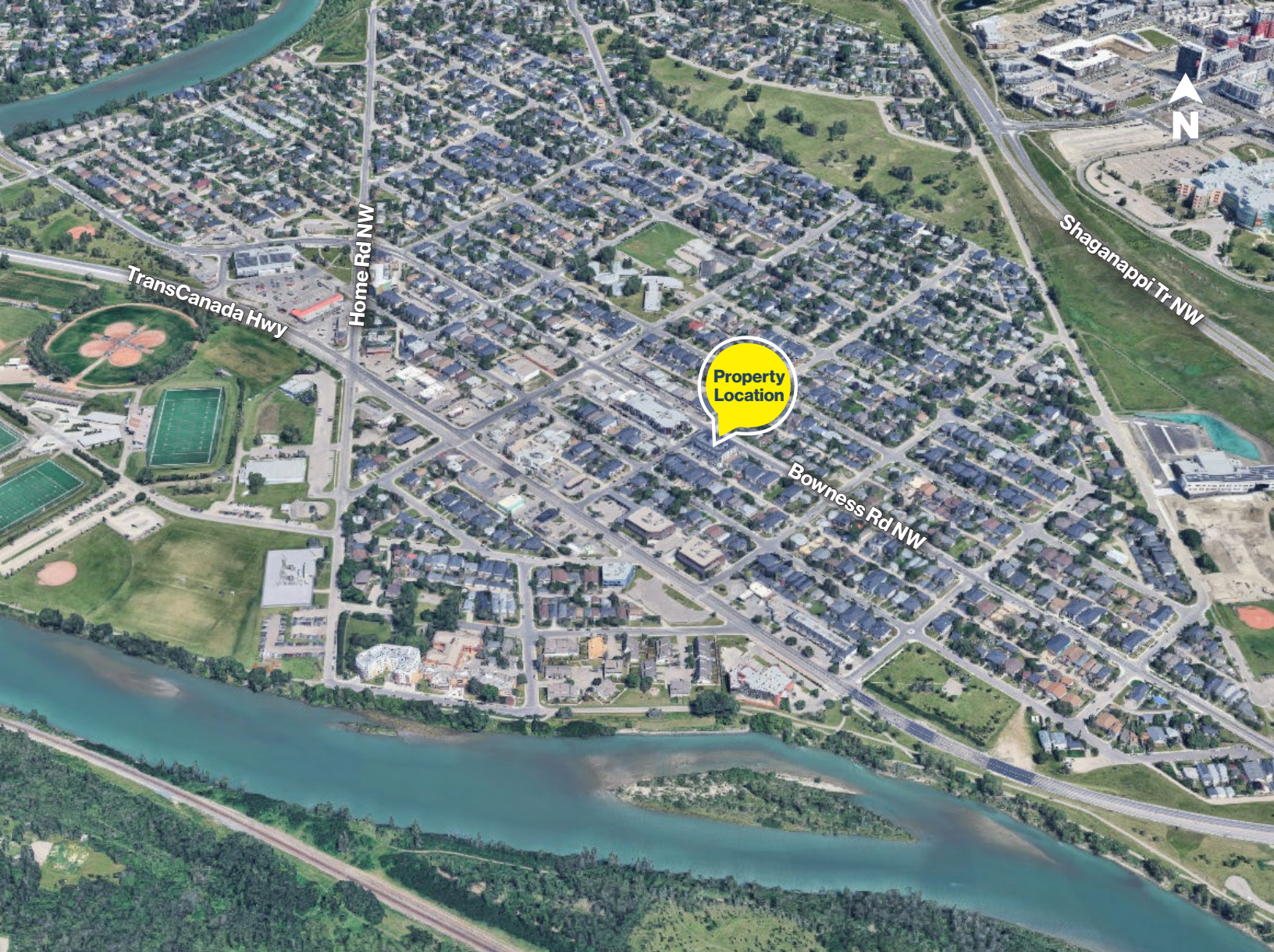
Net Rate: Market

Op Costs: \$22.53 PSF

Term: 5 years

Parking: Ample street & underground available





Thank you for your interest!

For more information, please contact Craig



Craig McGinley, *VP Retail Leasing*

P 403.483.4785

E cmcginley@blackstonecommercial.com

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