

\$2,850,000 - 6108 Bowness Road Nw, Calgary

MLS® #A2086117

\$2,850,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Bowness, Calgary, Alberta

The stand-alone building was completed in 2015. Is currently used as a medical building, with 7893 sq ft on two floors, it is in excellent condition. Great location bordering a busy road and surrounded by a lot of residential complexes. It is secured, and air-conditioned, elevator, handicap access, and free parking surrounding the building. It is currently completely leased to many medical practitioners. Currently showing a 4.2% cap rate.

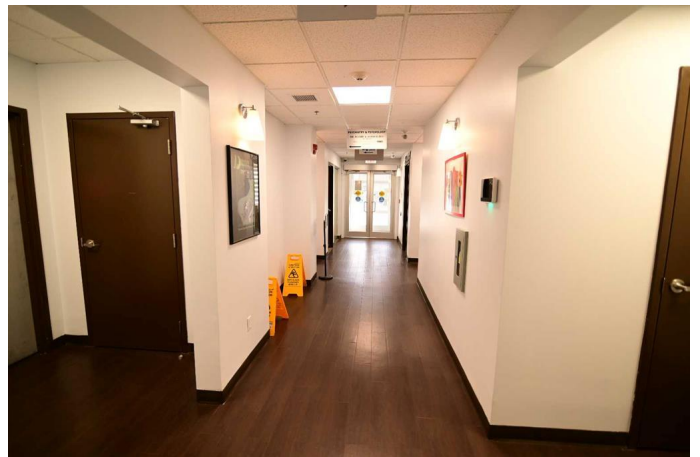
Built in 2013

Essential Information

| | |
|------------|-------------|
| MLS® # | A2086117 |
| Price | \$2,850,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 6108 Bowness Road Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0E1 |



Interior

| | |
|---------|-------------------|
| Heating | Boiler, Hot Water |
|---------|-------------------|

Exterior

| | |
|--------------|------------------------------|
| Roof | Asphalt Shingle |
| Construction | Concrete, Metal Frame, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 6th, 2023 |
| Days on Market | 686 |
| Zoning | C-N1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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