



GRASSROOTS
REALTY GROUP

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4539 Bowness Road NW
Calgary, Alberta

MLS # A2285348



\$75,000

Division: Bowness

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 956 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Furniture negotiable

Asset Sale, Take advantage of this opportunity to run a business at core location, currently has a growing massage and wellness business in Calgary's desirable west end, move-in-ready unit, Strategically positioned to serve the communities of Montgomery, Bowness, and Rockland Park, the location offers convenient access—approximately 10 minutes to downtown and about 5 minutes to the University District and nearby hospital. Surrounded by professionals, students, and established residential neighborhoods, the business benefits from an existing and loyal client base. With competitive lease rates for a central location, this location is renovation free, Total rent monthly \$4283.52 plus utility.