



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6507-6511 Bowness Road NW
Calgary, Alberta

MLS # A2344815



\$1,548,000

Division: Bowness

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,781 sq.ft.

Zoning: Commercial Retail

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: air conditioning automatic blinds, and front security Shutters

Fully leased 2,781 SF retail investment opportunity prominently located along busy Bowness Road NW in Calgary's established Bowness community. Constructed in 1995 and configured as two separately demised units of 1,911 SF and 870 SF, the property is currently occupied by Hidden Gem and Fades Barber Shop. The property benefits from excellent exposure along Bowness Road NW, with reported traffic counts of approximately 12,000 vehicles per day, and offers convenient access to public transit and the vibrant village-style atmosphere of Mainstreet Bowness. Each unit is separately metered for utilities, and building features include air conditioning and automatic front security shutters. Front angled parking and additional rear parking provide convenient access for tenants and customers. Commercial Retail zoning supports a variety of retail and service-oriented uses, providing flexibility and long-term investment potential in a mature Calgary neighbourhood.