



**GRASSROOTS**  
REALTY GROUP

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**6108 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2086117**



**\$2,850,000**

**Division:** Bowness

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,893 sq.ft.

**Zoning:** C-N1

**Heating:** Boiler, Hot Water

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Concrete, Metal Frame, Mixed

**Water:** -

**Sewer:** -

**Inclusions:** All permanent fixtures

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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.