



**GRASSROOTS**  
REALTY GROUP

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6108 Bowness Road NW  
Calgary, Alberta

MLS # A2086117



**\$2,850,000**

<b>Division:</b>	Bowness
<b>Type:</b>	Office
<b>Bus. Type:</b>	Medical ,Mixed,Professional Service,Professional/Office
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Elite Medical
<b>Bus. Name:</b>	Elite Medical Building
<b>Size:</b>	7,893 sq.ft.
<b>Zoning:</b>	C-N1

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Mixed	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	All permanent fixtures		

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