

## 780-518-7428 desgagnesold@gmail.com

## 6108 Bowness Road NW Calgary, Alberta

## MLS # A2086117



Boiler, Hot Water

Asphalt Shingle

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Concrete, Metal Frame, Mixed

All permanent fixtures

Heating:

Floors: Roof:

**Exterior:** 

Water:

Sewer: Inclusions:

## \$2,850,000

Division:	Bowness	
Туре:	Office	
Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name:	-	
Bus. Name:	-	
Size:	7,893 sq.ft.	
Zoning:	C-N1	
	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.