

# \$2,850,000 - 6108 Bowness Road Nw, Calgary

MLS® #A2086117

**\$2,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bowness, Calgary, Alberta

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.

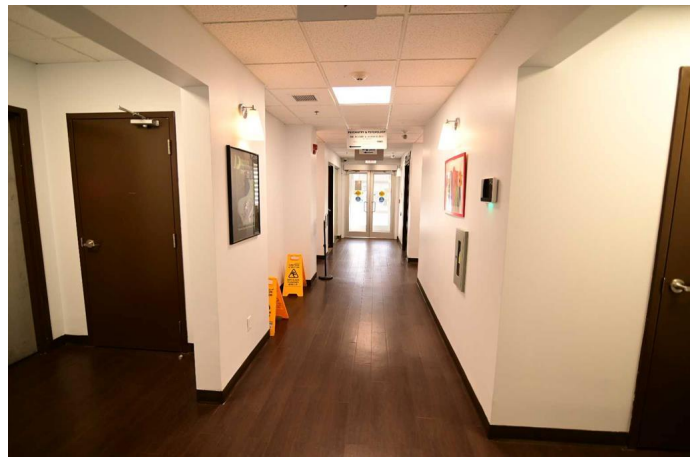
Built in 2013

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2086117    |
| Price      | \$2,850,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2013        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6108 Bowness Road Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0E1              |



## Interior

|         |                   |
|---------|-------------------|
| Heating | Boiler, Hot Water |
|---------|-------------------|

## Exterior

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Concrete, Metal Frame, Mixed |
| Foundation   | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2023 |
| Days on Market | 668               |
| Zoning         | C-N1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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