

# \$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.

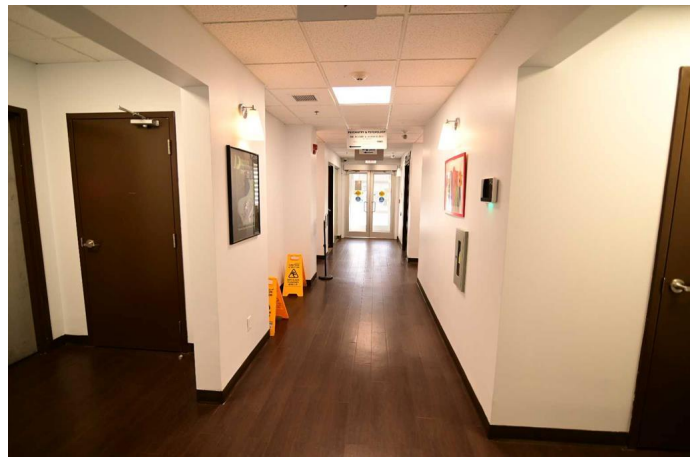
Built in 2013

## 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             Metal Frame, Concrete, Mixed  
Foundation               Poured Concrete

**Additional Information**

Date Listed                October 6th, 2023  
Days on Market           619  
Zoning                      C-N1

**Listing Details**

Listing Office             CIR REALTY

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