

**Blackstone**

# For Lease

6509 Bowness Road NW | Calgary, Alberta

**Central Bowness Retail Opportunity**

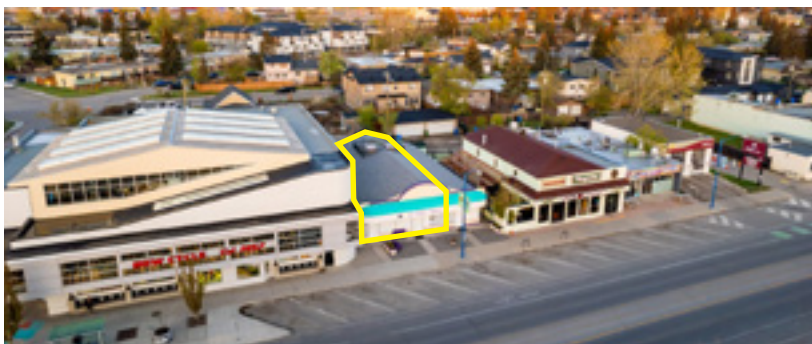


## 6509 Bowness Road, Calgary AB

Mainstreet Bowness Retail Opportunity

### THE OFFERING

- Excellent Northwest Retail location on busy Bowness Rd, with easy access to the bus line.
- This mainstreet Bowness location has a village atmosphere.
- Automatic Blinds, Air Conditioning, Front Security Shutters.
- Separate utility metre for each tenant in the building.
- 5 year Lease + 5 year Renewal



### PROPERTY DETAILS

|                           |                                |
|---------------------------|--------------------------------|
| Unit Size                 | 1,911 SF                       |
| Availability              | Immediate                      |
| District                  | Bowness                        |
| Year Built                | 1995                           |
| Parking                   | Front: Scramble, Rear: 4 spots |
| Signage                   | Available                      |
| Zoning                    | Commercial Retail              |
| Loading                   | Man Doors, Front/Rear          |
| Lease Rate                | Starting at \$30.00 PSF        |
| Property Taxes + Op Costs | \$1,562.97 Per Month (Est.)    |

**Paul Ramikie ccm**, Senior Associate / Associate Broker

☎ 403.607.7375

✉ pramikie@blackstonecommercial.com

9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

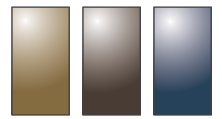
☎ 403.214.2344

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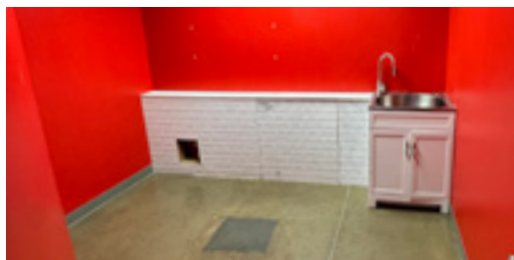
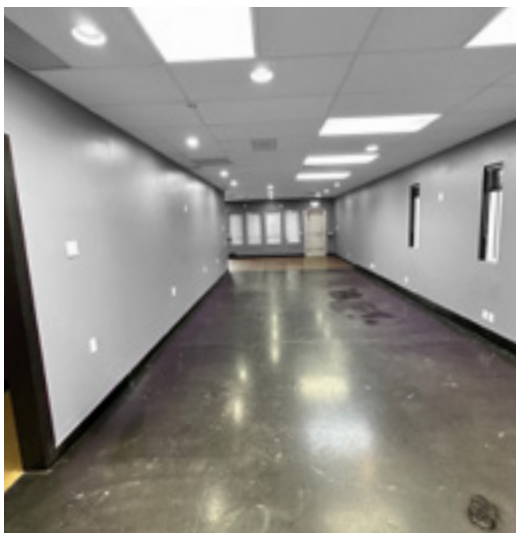
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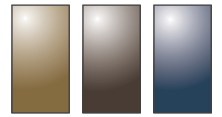
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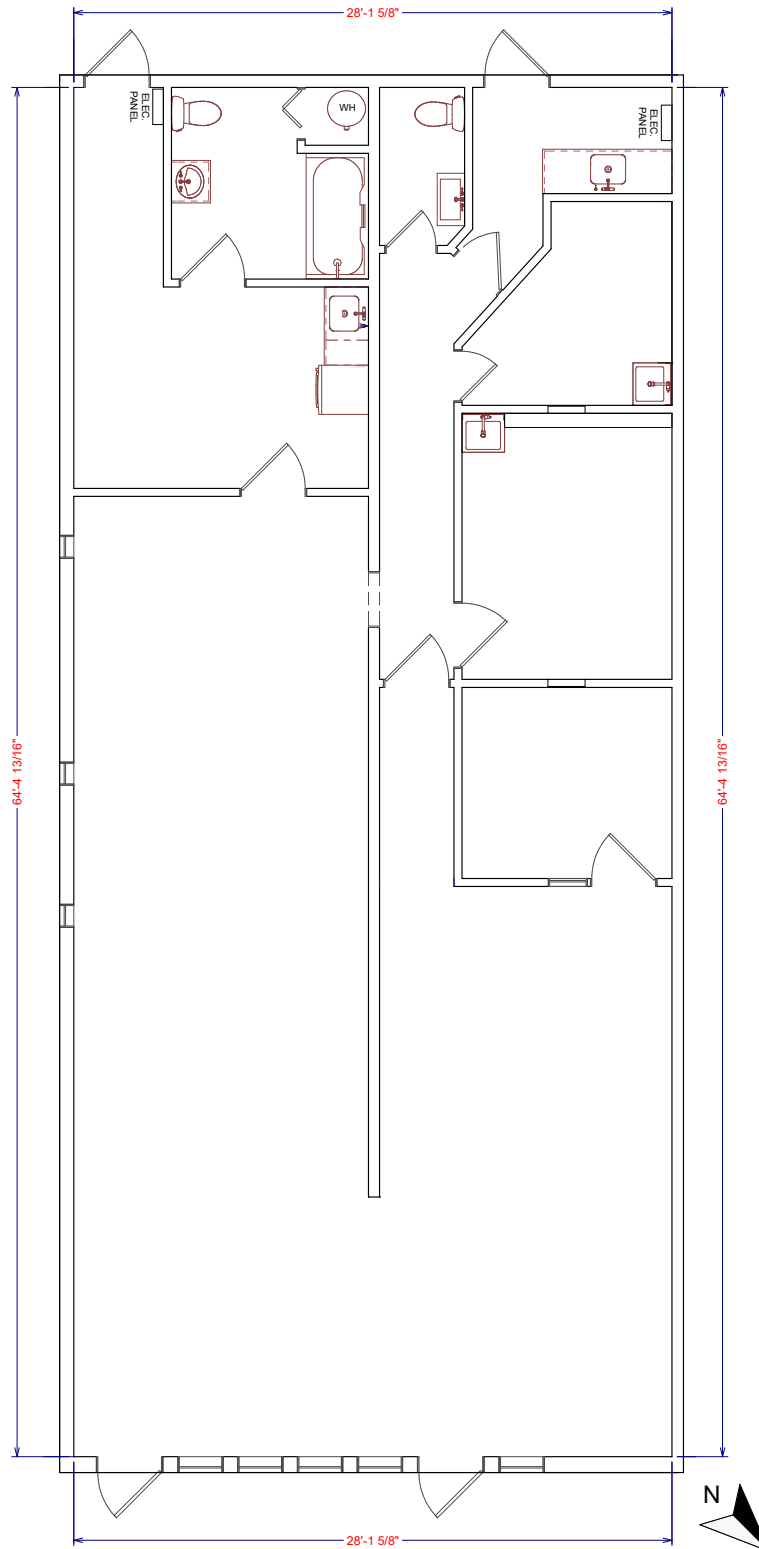
# Floor Plan

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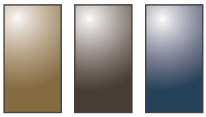
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**MAIN LEVEL - 1911.09 Sq.Ft. / 177.54 m2**



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 **NEIGHBORHOOD**  
Bowness

 **POPULATION**  
54,372

 **MEDIAN AGE**  
40.7

 **HOUSEHOLD INCOME**  
\$89,930

 **TRAFFIC COUNT**  
12,000 VPD | Bowness Road



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For more information, please contact one of our associates.

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