

780-832-5880

cord@gpremax.com

6108 Bowness Road NW Calgary, Alberta

MLS # A2086117



\$3,200,000

Division: Bowness

Type: Office

Bus. Type: Sale/Lease: For Sale

Bldg. Name: Bus. Name: Size: 7,893 sq.ft.

Zoning: C-N1

Addl. Cost: Based on Year: -

Heating: Boiler, Hot Water Addl. Cost: Floors: - Based on Year: Roof: Asphalt Shingle Utilities: Exterior: Concrete, Metal Frame, Mixed Parking: Water: - Lot Size: Sewer: - Lot Feat: -

Inclusions: All permanent fixtures

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.