# DONNAWILSON R E A L T O R°

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## 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

| D | vivision:  | Bowness        |   |
|---|------------|----------------|---|
| Т | ype:       | Office         |   |
| В | us. Type:  | -              |   |
| S | ale/Lease: | For Sale       |   |
| В | ldg. Name: | -              |   |
| В | us. Name:  | -              |   |
| S | ize:       | 7,893 sq.ft.   |   |
| Z | oning:     | 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.