

**109, 6404 Bowness Road NW
Calgary, Alberta**

MLS # A2273848



\$20 per sq.ft.

Division:	Bowness
Type:	Retail
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage , Hospitality, Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,107 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of signature, and attached to the Offer to Lease as a Schedule "A"

Prime Restaurant & Pub Opportunity in the Heart of Bowness Come and look at a rare opportunity to secure a fully renovated, turn key restaurant and pub space in one of Northwest Calgary's most established and community driven neighbourhoods. Located along vibrant Bowness Road, this well designed premises offers exceptional visibility, strong local traffic, and a hyper local customer base that values quality, comfort, and community minded operators. With upgrades throughout, including a large two sided hood fan in the spacious kitchen, this space is ready to support a wide range of food and beverage concepts. The wide open interior provides excellent flow for both dining and bar service, while the flexible layout lends itself well to a sports pub focused concept, family-friendly dining and neighbourhood pub in this underserved area. There is an area that would lend it self to a games area for pinball and retro arcade games. Bowness continues to grow, drawing young families, long-term residents, and visitors seeking authentic local experiences. This location is ideally positioned for a well qualified operator to establish a thriving destination with room to build loyalty and expand offerings over time. Whether you're looking to introduce a new concept or expand your existing brand, this is a turn-key space with outstanding potential, strong bones, and the opportunity to become a cornerstone of a tightly knit community.