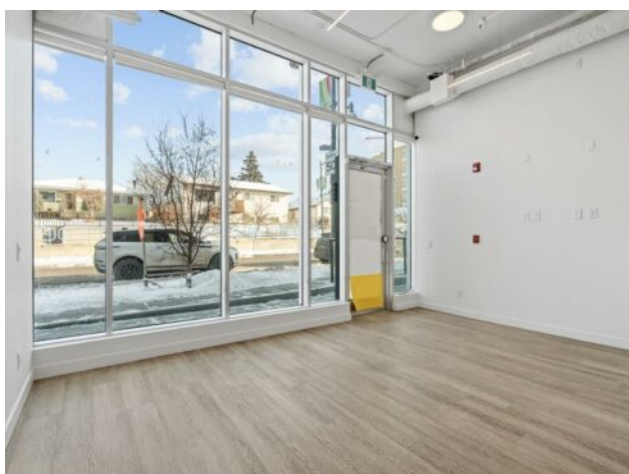


**4537 Bowness Road NW
Calgary, Alberta**

MLS # A2279662



\$3,500 per month

Division: Montgomery

Type: Retail

Bus. Type: Retail

Sale/Lease: For Lease

Bldg. Name: Montgomery Square

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Stove, fridge, washer, dryer, microwave hood fan, dishwasher, previous business fixturing.

Exceptional 1,200 sq. ft. main-floor retail opportunity in Montgomery Square, a vibrant mixed-use development with high exposure along Bowness Road NW. This turnkey, food-service–ready space is fully equipped with a floor drain, grease trap, and all core infrastructure required for a quick-service restaurant. Fronting the main road, the unit offers excellent visibility and consistent foot and vehicle traffic—ideal for a quick-service restaurant or specialty food concept. An additional 1,000 sq. ft. neighboring unit is also available, offering the opportunity to combine both spaces for a total of 2,200 sq. ft. if required. A prime location for operators looking to step in and start operating immediately. Tenants are offering the space with existing retail fixturings valued at over \$100,000, with negotiations to be made directly with them. This provides a rare opportunity to step right in and start operating without the added expense of a full build-out. Montgomery Square is part of a growing, pedestrian-friendly community envisioned under the Montgomery Area Redevelopment Plan. The location offers excellent visibility, easy access, and a lively streetscape that attracts both residents and visitors—making it the perfect spot to grow your business.