

**6104 Bowness Road NW
Calgary, Alberta****MLS # A1200318****\$1,800,000****Division:** Bowness**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 3,268 sq.ft.**Zoning:** C-N1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.12 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** residential side: stove, fridge, dishwasher, washer, dryer

Amazing location! High traffic and visibility. Imagine operating your business and living next door! You can continue to operate existing convenience store or establish your retail business / professional office here. Newer attractive stucco building built in 2016. Retail 1,349 SF on the main floor with washroom and storage room. Lower level is 1,377 SF partially done perfect for storage or expand into office rooms. Residential 2-Storey is 1,919 SF with modern finishings, upgraded large kitchen w/ granite counter tops, stainless steel appliances. Office on the main. Upper level offers a large master bedroom with 5-pc ensuite and access to private deck, 2 more bedrooms and laundry set. You could also easily convert the entire residential side into office use! Land use is C-N1 so many different uses are possible such as restaurant food service only, retail goods, cafe, financial institution, etc. Plenty of open parking on the streets. Please do not approach directly. Tour by appointment only.