

**6108 Bowness Road NW
Calgary, Alberta****MLS # A2086117****\$2,850,000****Division:** Bowness**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 7,893 sq.ft.**Zoning:** C-N1**Heating:** Boiler, Hot Water**Floors:** -**Roof:** Asphalt Shingle**Exterior:** Concrete, Metal Frame, Mixed**Water:** -**Sewer:** -**Inclusions:** All permanent fixtures**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.