

780-832-5880

cord@gpremax.com

## 4535 Bowness Road NW Calgary, Alberta

MLS # A2253889



## \$4,220 per month

Montgomery

Type: Retail Bus. Type: For Lease Sale/Lease: Bldg. Name: Montgomery Square **Bus. Name:** Size: 999 sq.ft. Zoning: Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: Lot Feat:

Inclusions: Washer, Dryer, Stove, Fridge.

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Take advantage of this 999 sq. ft. main-floor retail space in Montgomery Square, a vibrant mixed-use development at Bowness Road NW and 16 Avenue NW. Designed by Amanda Hamilton, the unit is fully built-out and turnkey, currently operating as a retail store. The lease runs until mid-2027, giving approximately 23 months to establish and grow your business. The space features a welcoming front entrance, excellent storefront visibility with backlit channel signage, one bathroom, a closet, a fully enclosed room, and a kitchen with microwave, stove, and dishwasher. A washer and dryer are also included. Parking options include street parking and one underground stall available under a separate lease for \$100 per month. 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.

Division: