

4537 Bowness Road NW
Calgary, Alberta

MLS # A2279662

\$3,500 per month



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 fixturing 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.