

MEDICAL/PROFESSIONAL BUILDING LOCATED IN BOWNESS

// 6,269 SF on 0.29 Acres / Direct Exposure to Bowness Road NW

FOR SALE

6535 Bowness Road NW, Calgary AB



Lead Broker

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PROPERTY HIGHLIGHTS // 6535 Bowness Road NW, Calgary, AB



District:	Community of Bowness
Zoning:	MU-2 – Mixed Use – Active Frontage
Year Built:	1957 (Reconstructed in 1998)
Square Footage:	6,269 SF
Lot Size:	0.29 Acres
Elevator:	750 lb/2 person
Power:	200 Amps (TBV)
Parking:	15 stalls Street parking on Bowness Road NW and 65 Street NW
Sale Price:	\$2,500,000
Property Tax (Est. 2024):	\$27,050.41
Availability:	November 1, 2025

PROPERTY OVERVIEW

- Rare medical/professional building for sale located at the community of Bowness
- Direct exposure to Bowness Road NW
- Main floor includes a waiting area, reception area, 11 exam rooms, private/storage rooms, and washrooms
- Second floor consist of reception area, 6 MD offices, 3 exam rooms, storage area, training room, lunchroom/kitchenette, and washroom with shower
- Two separate entrances with vestibule, elevator and stair access
- Approximately 15 parking stalls and street parking available on Bowness Road NW and 65 Street NW
- Public transportation available on Bowness Road NW
- Located along pedestrian friendly of Bowness Road NW – surrounded by array of trendy retailers, restaurants, cafes and Calgary Public Library

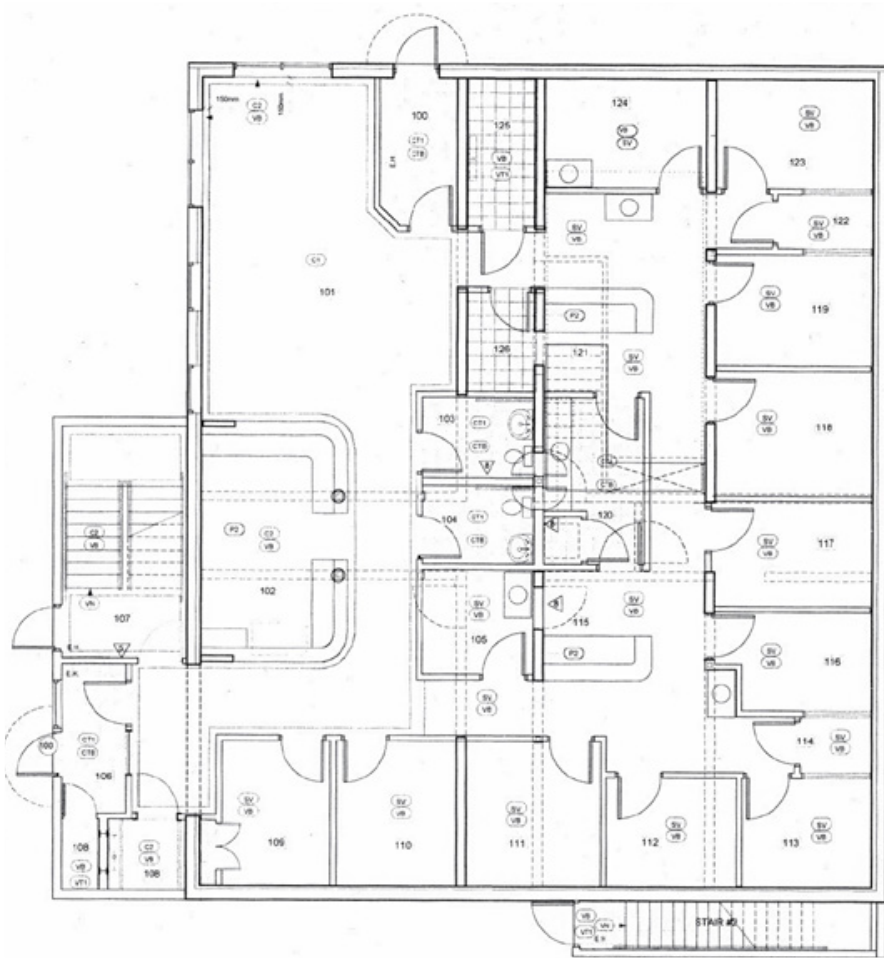


PROPERTY PICTURES // 6535 Bowness Road NW, Calgary, AB

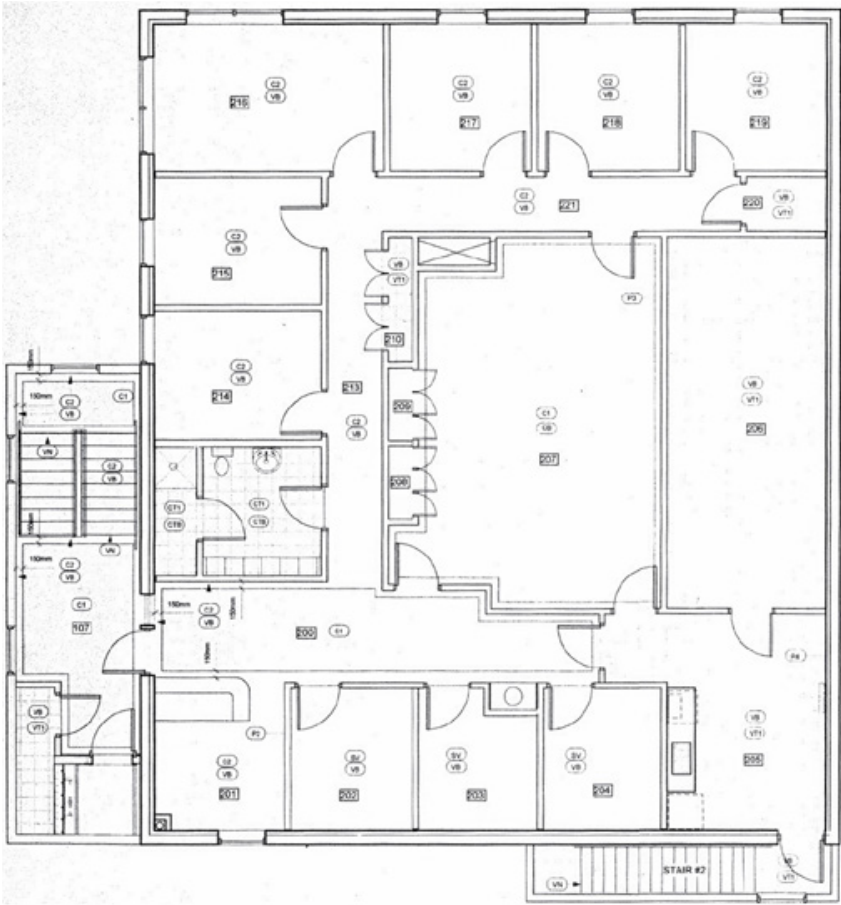


FLOOR PLANS //

Main Floor



Second Floor





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