

4623 BOWNESS ROAD NW

**FAIRFIELD
COMMERCIAL
REAL ESTATE
PRESENTS**

FOR LEASE

FOR LEASE

**BRING YOUR BRAND TO NORTHWEST CALGARY AND THE
BUSTLING COMMUNITY OF MONTGOMERY!**

FOR LEASE

AVAILABLE IMMEDIATELY – 1508 sq. ft. & 1375 sq ft.

**MONTGOMERY IS A SUBURBAN, RESIDENTIAL AND BUSINESS COMMUNITY
JUST MINUTES FROM DOWNTOWN NESTLED UP BY THE BOW RIVER, FILLED
WITH DINING, SHOPPING, PARKS AND A STRONG SENSE OF COMMUNITY, A
GREAT PLACE TO WORK, PLAY, LIVE AND DINE.**

**MONIKA BLACHUT - ASSOCIATE BROKER
403-263-4100
MONIKA@FAIRFIELDCOMMERCIAL.COM**

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commercial real estate

Details – 4623 Bowness Road NW

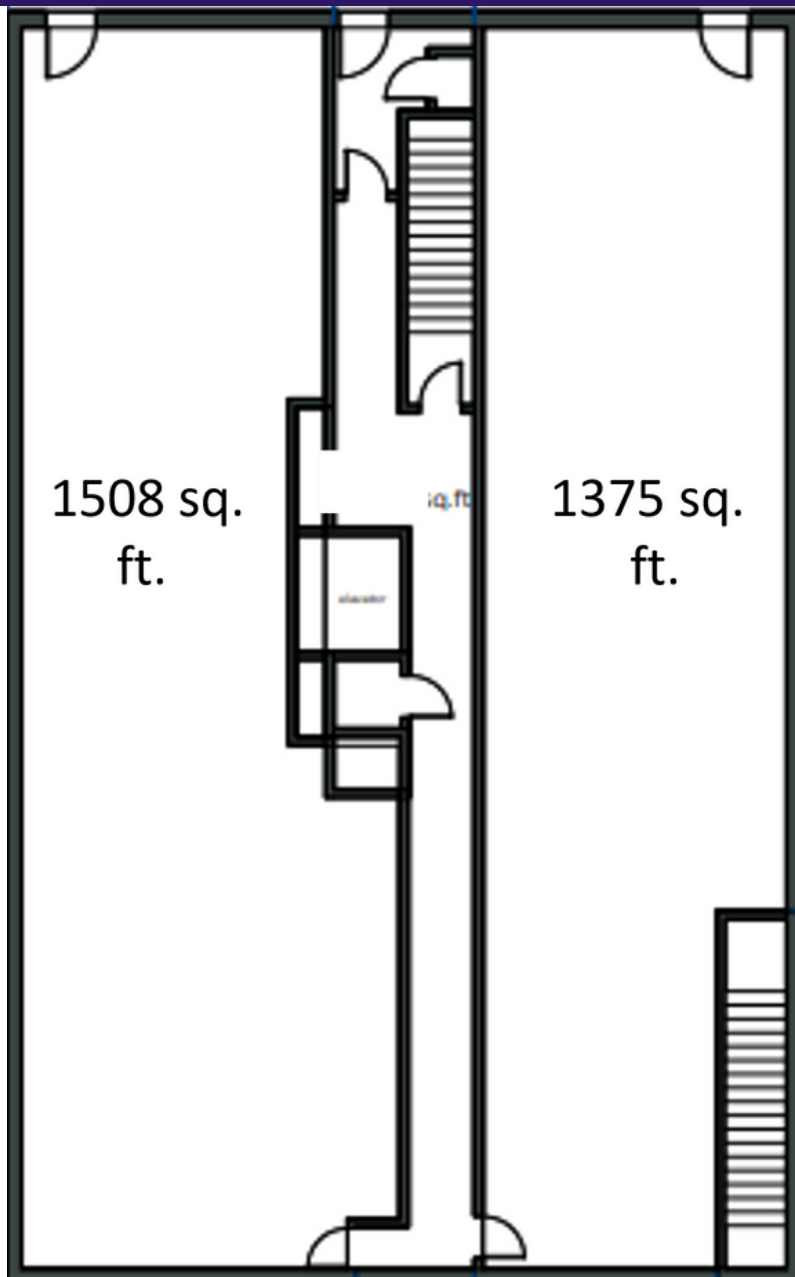
Street Front Retail: 2 units available for lease –1508 square feet & 1371 square feet

Availability: Immediate

Asking Rent: Market

Additional Rent: \$12.50 per square foot 2023 estimate

Parking: Onsite reserved parking available. Ample street parking



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4623 BOWNESS ROAD NW, CALGARY, AB



4623 BOWNESS ROAD NW IS LOCATED IN TRENDY AND UNDERSERVED MONTGOMERY; A SUBURBAN, RESIDENTIAL AND BUSINESS COMMUNITY NESTLED UP BY THE BOW RIVER, FILLED WITH DINING, SHOPPING, PARKS AND A STRONG SENSE OF COMMUNITY. A GREAT PLACE TO SHOP, LIVE AND DINE.

THE MONTGOMERY COMMERCIAL AREAS ALONG 16TH AVENUE (TRANS-CANADA HIGHWAY) AND BOWNESS ROAD FEATURE A MIXED-USE COMMERCIAL CORRIDOR WITH 115+ BUSINESSES THAT ATTRACT A MIXTURE OF AUTOMOBILE COMMUTERS AND LOCAL RESIDENTS IN A PEDESTRIAN FRIENDLY ENVIRONMENT.

NOTEWORTHY NEIGHBOURS INCLUDE:



Montgomery Village
VETERINARY CLINIC
DEKENS HOUSE CALL SERVICES



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