

4131 Bow Trail SW Calgary T3C 2E9

LP:\$1.00

Status: Active **DOM:** 8
MLS#: A2322848 **SqFt:** 4,212
Subdivision: Rosscarrock
Trans Type: For Lease **Acres:** 0.21
Type: Retail
Bus Type:
Taxes: \$26,578.00/2026 **Year Built:** 1987
Possession: Negotiable



Zoning: DC (pre 1P2007) **Lot Size:** 9364 SqFt

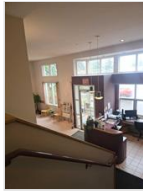
Parking:

Utilities:

Water:

Sewer:

Wheelchair accessible 4,212 sq ft of commercial space in Prime location with great visibility and exposure to East and West bound Bow Trail SW. Minutes to downtown. Ideal for a medical, dental, lawyer or accountants office. Ample free staff and customer parking in both the front and rear. Building is on drive in side of Bow Trail. Main floor - 1638 Sq. Ft. which consists of 8 examination rooms and two - 2 piece bathrooms. This floor also has a rear exit. Reception - 468 Sq. Ft. which includes a patient waiting area. Lower floor - 1638 Sq. Ft. which is almost a mirror image of the main floor. This level also includes a rear exit. Basement - 468 Sq. Ft. with hardwood floor used as an exercise area. Elevator suitable for a wheel chair that goes from the main floor to the basement.



Directions:

Appliances:

Goods Inc: n/a

Lot Feat:

Other Equip:

Listed By: Grand Realty