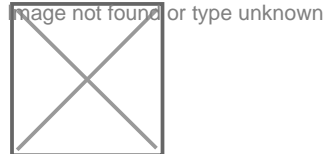


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## MEDICAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
21533

**MLS ID:**  
A2063793

**\$39,000**



 **RAMESH VERMA**  
 (403) 547-4102

 **REAL ESTATE PROFESSIONALS INC.**  
 403-547-4102

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 419	<b>Lease Amount</b> 4500.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Greenview Industrial Park	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1458.00	<b>Building Area (Sq. M.)</b> 135.45	<b>Inclusions</b> Treatment beds
<b>Restrictions</b> None Known	<b>Reports</b> None	

The physiotherapy and Massage business in a prime location is on sale. This location is perfect as it used to be a Chiropractor business for the past 20 years. New owners recently renovated it, and assets are included in the sale price. Everything is already setup for you to run the business, no renovations or equipment purchase is required. There are 3 massage rooms which can be used for other services like Chiro and acupuncture. There are 4 Physio treatment beds and good size gym area. The workstation is nicely planned for the practitioners and good size kitchen is for the staff, and the laundry room is separate. At the front, there is a reception area, waiting area and office room for the practitioners. Rent is low (~\$4500) which includes additional rent as well. Plenty of parking spaces are available for staff and customers. Business location on high traffic road where almost 70k cars pass by daily. Call your realtor to book an appointment. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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