

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.

134 & 138, 1111 6 AVENUE SW FOR SALE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
26885


MLS ID:
A2178848

\$1,450,000



 **JILL CONROY**
 (403) 278-2900

 RE/MAX First
 403-278-2900

 134 & 138, 1111 6 Avenue SW, Calgary, Alberta T2P 5M5

Transaction Type For Sale	Days On Market 76	Zoning DC
Subdivision Downtown West End	Year Built 2005	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 0511941
Building Area (Sq. Ft.) 1969.00	Building Area (Sq. M.) 182.92	Inclusions All Furniture
Restrictions None Known	Reports None	

Welcome to a unique investment opportunity in the vibrant West End of Calgary! This meticulously maintained, turnkey medical office condo offers a blend of modern amenities and professional charm, making it an ideal setting for healthcare practitioners or investors seeking a prime location with high visibility. **Key Features:** Turnkey Condition: Fully equipped and operational medical office space, ready for immediate occupancy. Benefit from high-quality fixtures, modern medical equipment, and a welcoming reception area. **Prime Location:** Situated in a high-traffic area of Calgary's West End, this condo provides excellent exposure and accessibility for clients. Nearby amenities include retail shops, cafes, and public transit options. **Functional Layout:** The well-designed floor plan includes multiple examination rooms, a spacious treatment area, private offices, and a comfortable waiting room. The space is optimized for efficiency and patient comfort. **Modern Design:** Contemporary finishes throughout, including upgraded flooring, stylish lighting, and climate control systems. The design fosters a professional atmosphere conducive to providing exceptional care. **Ample Parking:** Dedicated parking spaces are available for both staff and clients, ensuring convenience and ease of access. **Professional Community:** Join a thriving community of medical and professional services. The building itself is well-maintained, with high standards of cleanliness and security. **Investment Potential:** With a strong demand for medical office space in the area, this condo offers excellent investment potential and the possibility of long-term appreciation. This is a rare opportunity to acquire a high-quality medical office space in one of Calgary's most sought-after locations. Whether you're an established practitioner looking to expand or an investor seeking a valuable addition to your portfolio, this property meets both criteria with style and functionality.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.