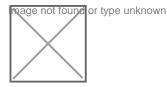


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 134 & 138, 1111 6 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 26885

MLS ID: A2178848

\$1,450,000



△ JILL CONROY

**2** (403) 278-2900

**403-278-2900** 

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**Transaction Type** 

For Sale

**Days On Market** 

76

Zoning

DC

Subdivision

Downtown West End

Year Built

Structure Type

2005

Mixed Use

**Property Type** 

Commercial

Mixed Use

Legal Plan 0511941

Building Area (Sq. Ft.)

1969.00

Building Area (Sq. M.)

**Property Sub Type** 

182.92

**Inclusions** All Furniture

Restrictions

Reports

None Known 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 welldesigned 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 wellmaintained, 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.

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