

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 SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
27096

MLS ID:
A2183508

\$1,299,900



 **ZAWAR CHEEMA**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 57, 3131 27 Street NE, Calgary , Alberta T1Y 6Z1

Transaction Type For Sale	Days On Market 412	Business Name NA
Business Type Medical	Zoning C-COR3	Subdivision Sunridge
Building Type Commercial Mix	Year Built 2016	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 1710280
Building Area (Sq. Ft.) 2411.14	Building Area (Sq. M.) 224.00	Construction Type Metal Frame,Mixed,Stucco
Roof Asphalt/Gravel	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Inclusions NA	Restrictions None Known	Reports Title

This versatile retail/commercial property is ideal for various business or medical uses. Previously a physiotherapy clinic, the space offers a functional layout suitable for Medical Facilities (clinic, lab, optical center) Community Services (mini banquet hall, community center). Corporate Offices, flexible leasing and purchase options, including rent-to-own. Well-maintained infrastructure for health and professional services. Excellent location with easy accessibility. Spacious interiors ready for customization. This is a perfect opportunity for businesses or organizations looking to establish their presence in a thriving area, possibly subdividable for small businesses. It is being offered for sale/lease and rent to own. There are numerous options available to get the advantage of this sizeable facility such as a ladies' gym, and eye care clinic, community centre, banquet hall. The current Physiotherapy space is fully suitable with all the required necessities, and turn-key operation is awaiting you to take over the charge without wasting time in getting permits and developments, ready to start your business tomorrow. Many other medical and health-related facilities like test labs etc are very much possible. This strip mall is well-known for its Cardiology Hospital, Kbob Fusion Restaurant, Clay oven Restaurant Medical Clinic, Pharmacy, Dentist Clinic and many other businesses. This is one of the busiest plazas in the North East area. It has a lot of parking spaces. NOTE: The physiotherapy equipment and furniture are negotiable separately and not included in the price.

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.