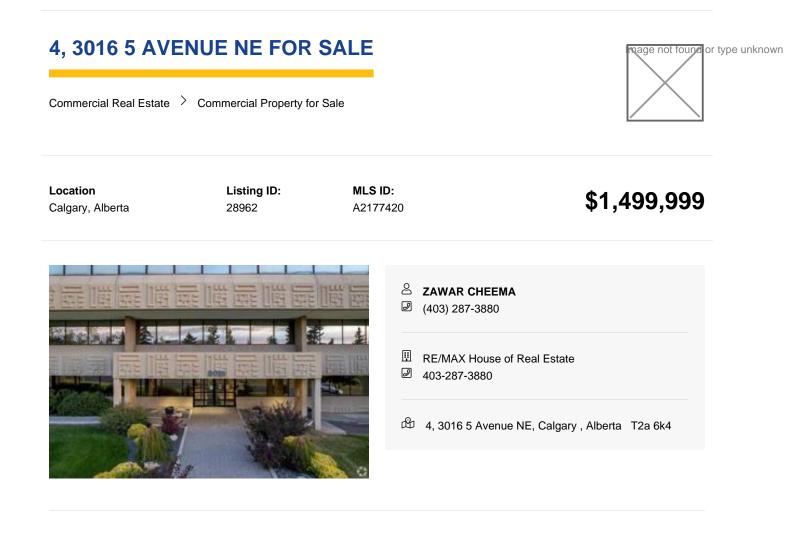


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Transaction Type For Sale

Subdivision Franklin

Structure Type Low Rise (2-4 stories)

Legal Plan 2411962;4

Lot Size (Sq. Ft.) 84506

Roof Asphalt/Gravel

Heating Forced Air,Natural Gas

Restrictions None Known Days On Market 312

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 3344.20

Lot Size (Acres) 1.94

Foundation Poured Concrete

Access to Property Accessible to Major Traffic Route

Reports Floor Plans Zoning commercial I-bf1.0

Year Built 1978

Property Sub Type Mixed Use

Building Area (Sq. M.) 310.68

Construction Type Brick,Concrete

Cooling Central Air

Inclusions NA

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.

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