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## 4, 3016 5 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
28962

**MLS ID:**  
A2177420

**\$1,499,999**



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

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

 4, 3016 5 Avenue NE, Calgary , Alberta T2a 6k4

**Transaction Type**

For Sale

**Days On Market**

257

**Zoning**

commercial I-bf1.0

**Subdivision**

Franklin

**Building Type**

Commercial Mix

**Year Built**

1978

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2411962;4

**Building Area (Sq. Ft.)**

3344.20

**Building Area (Sq. M.)**

310.68

**Lot Size (Sq. Ft.)**

84506

**Lot Size (Acres)**

1.94

**Construction Type**

Brick,Concrete

**Roof**

Asphalt/Gravel

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Access to Property**

Accessible to Major Traffic Route

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Floor Plans

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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