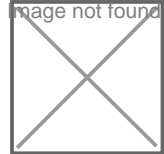


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4, 3016 5 AVENUE NE FOR SALE

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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 84	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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