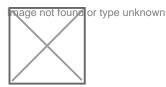


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **125, 4720 106 AVENUE SE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29081

**MLS ID:** A2184862

\$20



**△** ROBERT VANOVERMEIRE

**(403)** 775-6950

☑ Coldwell Banker Mountain Central

**403-775-6950** 

r<u>P</u>n

125, 4720 106 Avenue SE, Calgary, Alberta T2Z 0G4

Transaction Type Days On Market Lease Amount

For Lease 104 20.00

Lease Frequency Lease Term Subdivision

Annually Other East Shepard Industrial

Year BuiltStructure TypeProperty Type2014Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Business 4326.00 401.90

InclusionsRestrictionsReportsNoneNone KnownFloor Plans

Prime leasing opportunity in South Calgary! This ground-floor unit is perfectly designed and ready to go as a TURN-KEY small veterinary clinic and fully operational doggy daycare. With a high potential for the current client base to follow new ownership, the transition for new tenants is made even easier. The existing business has been successfully established for the past decade, offering a high degree of recognizable marketing and exposure on busy 106th Ave, a prime location for attracting new clients. The building offers a polished and professional atmosphere that leaves a lasting impression on clients and staff alike. Fully wheelchair accessible, the property includes a main-level entry and an elevator for convenient access to upper floors. Highly efficient systems keep operating costs notably lower than comparable properties in the area. Flexible lease terms are available, including short-term options starting at just six months, allowing you to test and grow your business. Conveniently located just 2 minutes away from popular spots like Tim Hortons and Subway, you'll enjoy easy access to local amenities while your clients benefit from the same. Don't miss this incredible opportunity to lease a turn-key space for your business in one of South Calgary's most efficient and professional buildings. Schedule your viewing today!

**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.

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