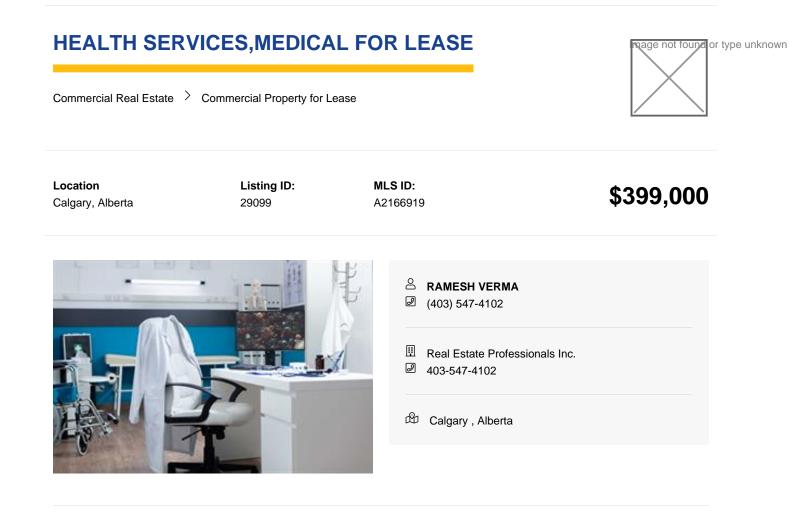


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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Mixed Use

Building Area (Sq. Ft.) 3157.00

Restrictions None Known Days On Market

Building Type Mixed Use,Office Building,Retail

Property Type Commercial

Building Area (Sq. M.) 293.29

Reports None Lease Amount 6252.57

Year Built 1997

Property Sub Type Retail

Inclusions Asset list to be provided before closing

An amazing opportunity to acquire a profitable medical walk-in clinic practice avialble in SW Calgary. It has 12 examination rooms and 1 procedure/treatment room. There are in total 8 offices out of which 6 are assigned to the doctors, 1 manager's office & 1 spare office. Price includes all lease improvements, equipment, and furniture and is ready for the new owner to take over.Total MONTHLY RENT is around \$6,252.57 including operating cost plus GST. Call your Realtor today to set up a tour. "PLEASE DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT"

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