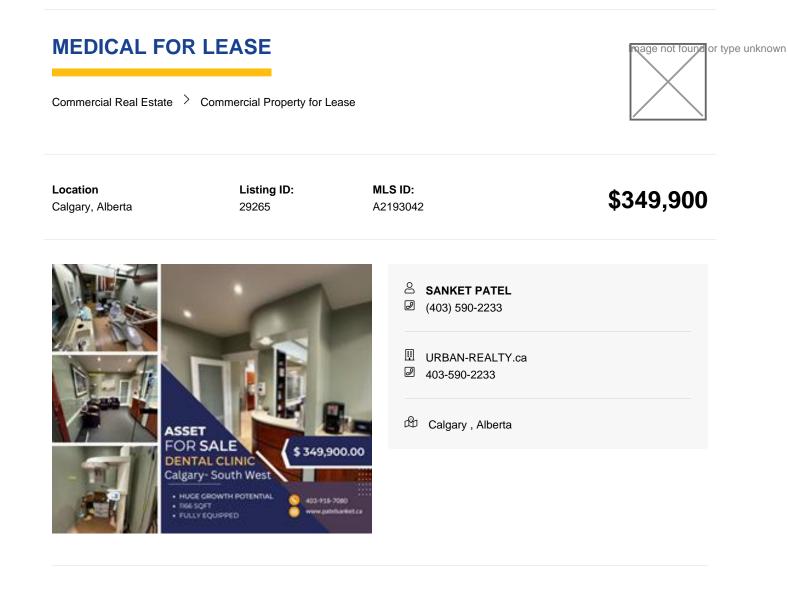


Generated: Feb 22, 2025, 20:17:56

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Transaction Type	Days On Market	Lease Amount
For Lease	15	3267.18
Lease Frequency	Zoning	Building Type
Monthly	C-O	Office Building
Year Built	Structure Type	Property Type
1981	Retail	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Retail	1166.00	108.32
Lot Size (Sq. Ft.) 311892677	Lot Size (Acres) 7159.76	Inclusions All Assets Improvements and Equipments
Restrictions None Known	Reports None	

ASSET SALE - Established SW Calgary Dental Facility Prime opportunity to acquire a fully equipped 1,166 sq. ft. dental clinic space in a professional building in SW Calgary. This location has housed successful dental practices for over 30 years, demonstrating its proven viability. The asset-only sale includes clinical infrastructure and equipment (excluding patient records and server) with an attractive monthly rent of just \$3,267. The current lease is up for renewal in May 2025 with two remaining options, offering potential for nearly 11 years of secured tenancy. The turnkey facility features multiple operatories, sterilization area, and reception space - ideal for practitioners ready to establish their own practice in this well-established medical location. Note: This is strictly an asset sale - no patient files, goodwill, or practice included.

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