

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.

MEDICAL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
29265

MLS ID:
A2193042

\$349,900



 **SANKET PATEL**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 Calgary , Alberta

Transaction Type For Lease	Days On Market 15	Lease Amount 3267.18
Lease Frequency Monthly	Zoning C-O	Building Type Office Building
Year Built 1981	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1166.00	Building Area (Sq. M.) 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.

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.