

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.

RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
29796

MLS ID:
A2202128

\$1,240,000



 **DAN DUONG**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 116, 738 3 Avenue SW, Calgary , Alberta T2P 0G7

Transaction Type	Days On Market	Business Type
For Sale	326	Retail
Zoning	Subdivision	Year Built
DC	Eau Claire	1981
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Business
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9310779	2724.00	253.07
Inclusions	Restrictions	Reports
N/A	None Known	None

This highly sought-after retail condo unit, ideally suited for medical, dental, or massage therapy practices, offers 10 fully-equipped exam rooms, each with its own sink. The space features elegant marble flooring throughout, creating a professional and welcoming environment. For convenience and accessibility, the unit includes his and her handicap washrooms located down the hallway. Situated on the main floor with direct street access, this property ensures excellent visibility and ease of access for both clients and staff. Additionally, the unit comes with two assigned underground parking stalls, providing both convenience and security for your business. All utilities, including water, heat, and electricity, are included in the condo fees, eliminating any hidden costs. This well-appointed space offers a rare opportunity to establish or expand your practice in a prime location with high foot traffic. Tours are available by appointment only, so schedule your viewing today to explore the potential of this exceptional retail space for your business.

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.