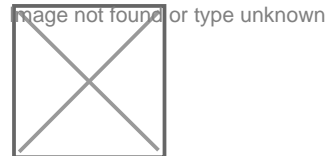


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MEDICAL ,MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
29802


MLS ID:
A2202731

\$950,000



 **JOHN PRESTON**
 (403) 617-6009

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 248, 1111 Olympic Way SE, Calgary , Alberta T2G 0E6

Transaction Type For Sale	Title Fee Simple	Days On Market 19
Business Type Medical ,Mixed	Zoning DC	Subdivision Beltline
Building Type Commercial Mix	Year Built 2007	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1014767
Building Area (Sq. Ft.) 3266.00	Building Area (Sq. M.) 303.42	Commercial Amenities Elevator Passenger,Laundry Facility,Lunchroom,Shower
Inclusions N/A	Restrictions Call Lister	Reports None

A fabulous opportunity to start, expand or amalgamate a professional practice for dental or medical. A perfect size of 3,266 Sq ft with water and drainage in ten zones, (7 ops and 3 bathrooms). The space boast a fully finished reception area and interior design, significantly reducing startup costs and enabling a swift market entry. It is architected with a laundry room, shower as well as lunch/staff room and storage/flex rooms. The daylight from windows surrounding the corner ops location offers a great environment for clients and professionals. This area is certified for medical use and provides a consult/office/ room and two additional offices. The base design is done and you can now reconfigure to enhance to your specific business model. A perfect location on the 2nd floor #248 of the Arriva commercial complex. It includes five TITLED parking spots and dedicated visitor parking. Located across from the new Flames arena build and a five minute walk from the Stampede Park LRT as well as a transit stop in front of the building. This area is expanding at a fast rate and with the addition of a new hotel, flames arena and the new world class convention center, promising Increased foot traffic and visibility. It will remain a premier location as other commercial growth happens around it. This is an outstanding commercial condo space, you have to view it to appreciate all it has to offer. Small changes would also make this a fit for a private office environment as well.

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.