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HEALTH SERVICES,MEDICAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease

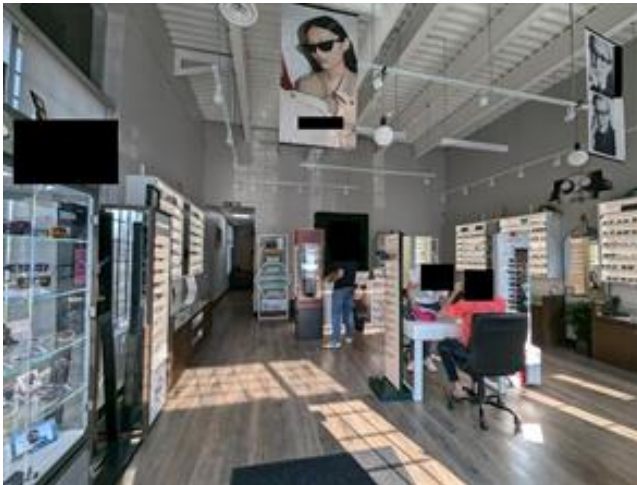


Location
Calgary, Alberta



Listing ID:
30289

MLS ID:
A2213955

\$799,000



 **RAMESH VERMA**
 (403) 547-4102

 Real Estate Professionals Inc.
 403-547-4102

 Calgary , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	125	4311.00
Lease Frequency	Year Built	Structure Type
Monthly	2021	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Retail	990.00
Building Area (Sq. M.)	Inclusions	Restrictions
91.97	Asset List to be provided before closing	None Known
Reports		
None		

Purpose-Built Optometry Clinic for Sale | Prime NE Calgary Location. An exciting opportunity to acquire a modern, turnkey eye clinic in Calgary's NE, ideally positioned on a major high-traffic road and surrounded by dense residential neighborhoods. This purpose-built practice is just over a year old and features high-end leasehold improvements included in the sale, along with all essential assets worth \$200k to run a successful optometry business. The clinic is staffed by a skilled team of 2 full-time including the owner and 1 part time, all trained in scribing, allowing the optometrist to focus on exceptional patient care. With growing sales and strong community presence, this high-exposure location offers significant potential for expansion. Monthly rent \$4,311 includes operating costs, making this an excellent value opportunity. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.

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