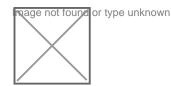


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **MEDICAL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 33123

MLS ID: A2273380

\$69,900



<sup>△</sup> RAMAN CHAHAL

**(403)** 455-5215

□ RE/MAX Crown

**403-455-5215** 

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11300 Tuscany Boulevard NW, Calgary , Alberta T3L 2V7

**Transaction Type** 

For Lease

**Days On Market** 

**Lease Amount** 

37.50

Lease Frequency

Annually

Subdivision

Tuscany

Year Built

2004

**Structure Type** 

Retail

**Property Type** Commercial

**Property Sub Type** 

**Business** 

**Building Area (Sq. Ft.)** 

1224.00

Building Area (Sq. M.)

113.71

**Inclusions** 

List of items to be presented by Seller

during offer.

Restrictions

Reports None Known None

Turn-key medical opportunity in a high-traffic, established mixed-use complex—perfect for expanding your business portfolio. This exclusive-use medical space offers approx. 1,224 sq. ft. and is fully operational, featuring a welcoming reception area, spacious waiting room, private patient/exam rooms, and strong street frontage ideal for signage and visibility. Prime location beside a pharmacy and surrounded by complementary peri-medical businesses, providing built-in referral potential and steady foot traffic. An unbeatable opportunity for medical, wellness, or allied health professionals seeking a ready-to-go space in a thriving community.

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