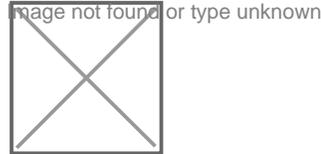


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## EXCEPTIONAL OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED AND VERY PROFITABLE PHYSIOTHERAPY CLINIC...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33797

**MLS ID:**  
A2282464

**\$699,000**



 **GURJIT BIRRING**  
 (403) 404-8100

 RE/MAX House of Real Estate  
 403-287-3880

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 33	<b>Lease Amount</b> 2060.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Tuxedo Park	<b>Building Type</b> High Rise
<b>Year Built</b> 1982	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 2950.00	<b>Building Area (Sq. M.)</b> 274.06
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases

Exceptional opportunity to acquire a well-established and very profitable physiotherapy clinic located at the prime and highly visible intersection of one of Calgary's busiest corridors with excellent exposure and traffic flow. This turnkey clinic spans approximately 2,950 sq. ft. and offers a comprehensive range of services including Physiotherapy, Chiropractic Care, Massage Therapy, Acupuncture, and Psychology, making it a true multi-disciplinary wellness centre. The clinic features a functional and professional layout, ideal for efficient operations and future growth. Attractive and competitive lease terms add significant value and long-term stability for the new owner. Surrounded by dense residential communities, retail, medical offices, and public transit, this location consistently attracts strong walk-in and referral traffic. Perfect for practitioners, investors, or healthcare professionals looking to expand or own a presence in a premium central location. Rare opportunity in an unbeatable location — book a private showing today.

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