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## 902 9TH AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
35464

**MLS ID:**  
A2315885

**\$32**



 **RIA MAVRIKOS**  
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 RE/MAX Key  
 587-316-2000

 902 9th Avenue SW, Calgary , Alberta T2P 1L8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 8	<b>Lease Amount</b> 32.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Subdivision</b> Downtown West End
<b>Building Type</b> Commercial Mix,Free-Standing,Low Rise (2-4 stories),Office Building,Walk-up	<b>Year Built</b> 2000	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 675.00
<b>Building Area (Sq. M.)</b> 62.71	<b>Access to Property</b> Direct Access	<b>Inclusions</b> n/a
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Aerial Photos,Appraisal,Environmental Phase 1,Floor Plans,Formal Lease,Information Package,RPR with Compliance,Title	

High-exposure medical office opportunity in the heart of downtown Calgary. Professionally maintained free-standing medical building with excellent visibility, strong street presence, and convenient access for both clients and staff. Two units currently available. +/- 675 SF of main floor office space, ideal for medical, wellness, or professional office users seeking a central location with easy accessibility. Shared washroom facilities available on the main floor. Parking stall available at an additional cost of \$275 per month. Strategically positioned within Calgary's downtown core with close proximity to major amenities, transit routes, and surrounding professional services. Excellent opportunity for practitioners looking to establish or expand within a well-located medical office environment.

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