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4, 3016 5 Avenue NE
Calgary, Alberta

MLS # A2177420



\$1,499,999

Division:	Franklin
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	5th Ave
Bus. Name:	-
Size:	3,344 sq.ft.
Zoning:	commercial I-bf1.0

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt/Gravel
Exterior:	Brick, Concrete
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.94 Acres
Lot Feat:	-

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.