

4131 Bow Trail SW
Calgary, Alberta

MLS # A1152626



\$1,480,000

Division:	Rosscarrock
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Westbrook Physiotherapy
Bus. Name:	-
Size:	4,212 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Natural Gas, See Remarks
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.21 Acre
Sewer:	-	Lot Feat:	Back Lane, Near Shopping Center, Level, Street Lighting
Inclusions:	none		

This is a Civil Enforcement sale. The building and the property are sold as is where is. Main floor - 1638 Sq. Ft. which consists of 8 examination rooms and two 2 piece bathrooms. This floor also has a rear exit. Reception - 468 Sq. Ft. which includes a patient waiting area. Lower floor - 1638 Sq Ft. which is almost a mirror image of the main floor. This level also includes a rear exit. Basement - 468 Sq. Ft. with hardwood floor used as an exercise area. There is an elevator suitable for a wheel chair that goes from the main floor to the basement. Building best described as a bi-level. Great location with high exposure on East and West bound Bow Trail SW. Minutes to downtown. Ideal for a medical, dental, lawyer or accountants office. Good staff and customer parking both front and rear. Building is on East bound side of Bow Trail.