

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.