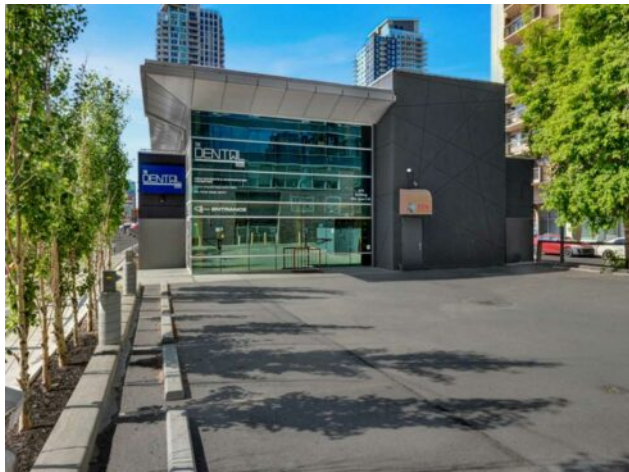


902 9 Avenue SW
Calgary, Alberta

MLS # A2232286



\$3,200,000

Division:	Downtown Commercial Core
Type:	Office
Bus. Type:	Medical ,Mixed,Professional Service,Professional/Office
Sale/Lease:	For Sale
Bldg. Name:	Springhetti Dental Building
Bus. Name:	-
Size:	7,849 sq.ft.
Zoning:	CR20-C20/R20

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.15 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.