

4, 3016 5 Avenue NE
Calgary, Alberta

MLS # A2177420



\$1,499,999

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|--------------------|--------------------|
| 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 |

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

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|-----------------------|------------|
| 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.