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4, 3016 5 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
28962

MLS ID:
A2177420

\$1,499,999



 **ZAWAR CHEEMA**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 4, 3016 5 Avenue NE, Calgary , Alberta T2a 6k4

Transaction Type

For Sale

Days On Market

236

Zoning

commercial I-bf1.0

Subdivision

Franklin

Building Type

Commercial Mix

Year Built

1978

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2411962;4

Building Area (Sq. Ft.)

3344.20

Building Area (Sq. M.)

310.68

Lot Size (Sq. Ft.)

84506

Lot Size (Acres)

1.94

Construction Type

Brick,Concrete

Roof

Asphalt/Gravel

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas

Access to Property

Accessible to Major Traffic Route

Inclusions

NA

Restrictions

None Known

Reports

Floor Plans

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.

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