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MEDICAL FOR SALE

Businesses and Franchises for Sale > Business for Sale

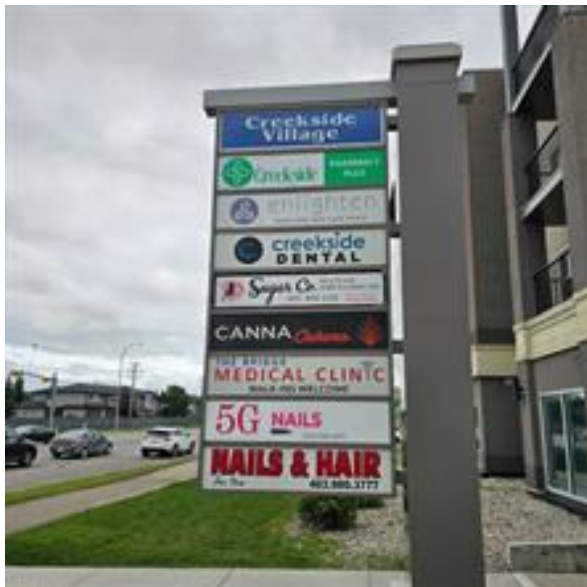


Location
Airdrie, Alberta



Listing ID:
31430


MLS ID:
A2241831

\$1,100,000



 **TALHA NIAZI**
 (587) 228-8203

 eXp Realty
 403-262-7653

 1113, 403 Mackenzie Way SW, Airdrie , Alberta T4B 3V7

6% Cap – Turnkey Medical Retail Investment in Airdrie's Creekside Village – \$1.1M. Looking for a passive, income-generating asset with strong tenants and a solid return? Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice. Surrounded by 800+ residential units within walking distance. Shadow-anchored by Sobeys – high foot traffic. Ample surface parking for patients and staff. Easy access to major roads – perfect for medical + logistics synergy. Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team. Offered at \$1,100,000 – Ideal for investors seeking a dependable, low-maintenance property. Solid location. Strong tenants. Steady income. 6% Cap – What more could you want?

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