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5600 ELBOW DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33467

MLS ID:
A2277739

\$1,400,000



 **ANTHONY AU**
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 KPLI Real Estate Corporation
 403-554-8453

 5600 Elbow Drive SW, Calgary , Alberta T2V1H8

Transaction Type

For Sale

Title

Fee Simple

Zoning

DC - Direct Control

Subdivision

Windsor Park

Building Type

Free-Standing

Year Built

1952

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

PLAN 3701GA

Building Area (Sq. Ft.)

1414.00

Building Area (Sq. M.)

131.36

Lot Size (Sq. Ft.)

6098

Lot Size (Acres)

0.14

Inclusions

Negotiable

Restrictions

None Known

Reports

Floor Plans, Title

Standalone commercial building with excellent exposure along Elbow Drive SW, offering approximately 1,414 sq ft of built-out space. Currently improved as a dental clinic, the property is well suited for medical, professional office, or service-oriented users. The site features strong street presence, prominent signage potential, and approximately 9 surface parking stalls, plus additional street parking. Located on a high-traffic corridor within an established South Calgary area, with convenient access to surrounding residential neighbourhoods, retail amenities, and transit routes. A rare opportunity to acquire a high-exposure, standalone commercial asset ideal for owner-users or investors.

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