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123 ANY STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33797

MLS ID:
A2282464

\$699,000



 **GURJIT BIRRING**
 (403) 404-8100

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

 123 ANY Street NW, Calgary , Alberta T3K 2P6

Transaction Type	Days On Market	Lease Amount
For Lease	1	2060.00
Lease Frequency	Subdivision	Building Type
Monthly	Tuxedo Park	High Rise
Year Built	Structure Type	Property Type
1982	High Rise (5 stories)	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Office	2950.00	274.06
Inclusions	Restrictions	Reports
N/A	Landlord Approval	Leases

Exceptional opportunity to acquire a well-established and very profitable physiotherapy clinic located at the prime and highly visible intersection of one of Calgary's busiest corridors with excellent exposure and traffic flow. This turnkey clinic spans approximately 2,950 sq. ft. and offers a comprehensive range of services including Physiotherapy, Chiropractic Care, Massage Therapy, Acupuncture, and Psychology, making it a true multi-disciplinary wellness centre. The clinic features a functional and professional layout, ideal for efficient operations and future growth. Attractive and competitive lease terms add significant value and long-term stability for the new owner. Surrounded by dense residential communities, retail, medical offices, and public transit, this location consistently attracts strong walk-in and referral traffic. Perfect for practitioners, investors, or healthcare professionals looking to expand or own a presence in a premium central location. Rare opportunity in an unbeatable location — book a private showing today.

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