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EXCEPTIONAL OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED AND VERY PROFITABLE PHYSIOTHERAPY CLINIC...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33797

MLS ID:
A2282464

\$679,900



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

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

 Calgary , Alberta

Transaction Type For Lease	Days On Market 50	Lease Amount 2060.00
Lease Frequency Monthly	Subdivision Tuxedo Park	Building Type High Rise
Year Built 1982	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 2950.00	Building Area (Sq. M.) 274.06
Inclusions N/A	Restrictions Landlord Approval	Reports 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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