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MEDICAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34055


MLS ID:
A2285803

\$42



 **RAMESH VERMA**
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 Real Estate Professionals Inc.
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 222 14 Avenue SE, Calgary , Alberta T2G 1C7

Transaction Type For Lease	Days On Market 57	Lease Amount 42.00
Lease Frequency Annually	Subdivision Beltline	Building Type Commercial Mix
Year Built 2000	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 2308.00	Building Area (Sq. M.) 214.42
Inclusions N/A	Restrictions None Known	Reports None

An exceptional leasing opportunity in the heart of the Beltline, offering outstanding visibility and strong pedestrian traffic. This versatile space is ideal for a medical aesthetics clinic, massage studio, nail salon, or other beauty and wellness concepts. The premises offer approximately 2,308 sq. ft. in total, comprising 1,308 sq. ft. on the main floor (\$42 p.s.f) and approximately 1,000 sq. ft. on the mezzanine (\$21 p.s.f). The annual operating cost is \$23 p.s.f approximately. The main level is thoughtfully designed with reception, five private treatment rooms, one bathroom, and one shower room, making it fully functional for wellness or clinical use. The mezzanine provides two additional rooms, a kitchen and half bathroom, and office space, offering flexibility for staff, administration, or additional services. Adding to the long-term value of this location, two major high-rise developments of approximately 69 and 62 storeys have been proposed in the immediate vicinity, which is expected to significantly enhance density, foot traffic, and overall area growth. This is a rare opportunity to establish or expand your business in a highly sought-after central location, perfectly positioned to benefit from the continued growth of the beauty and wellness industry.

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