

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 116, 738 3 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
35311


**MLS ID:**  
A2310878

**\$1,240,000**



 **DAN DUONG**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 116, 738 3 Avenue SW, Calgary , Alberta T2P 0G7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Eau Claire	<b>Year Built</b> 1981	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 9310779
<b>Building Area (Sq. Ft.)</b> 2724.00	<b>Building Area (Sq. M.)</b> 253.07	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

This highly sought-after retail condo unit, ideally suited for medical, dental, or massage therapy practices, offers 10 fully-equipped exam rooms, each with its own sink. The space features elegant marble flooring throughout, creating a professional and welcoming environment. For convenience and accessibility, the unit includes his and her handicap washrooms located down the hallway. Situated on the main floor with direct street access, this property ensures excellent visibility and ease of access for both clients and staff. Additionally, the unit comes with two assigned underground parking stalls, providing both convenience and security for your business. All utilities, including water, heat, and electricity, are included in the condo fees, eliminating any hidden costs. This well-appointed space offers a rare opportunity to establish or expand your practice in a prime location with high foot traffic. Tours are available by appointment only, so schedule your viewing today to explore the potential of this exceptional retail space for your business.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.