

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.

902 9TH AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
35464

MLS ID:
A2315885

\$32



 **RIA MAVRIKOS**
 (403) 493-0886

 RE/MAX Key
 587-316-2000

 902 9th Avenue SW, Calgary , Alberta T2P 1L8

Transaction Type

For Lease

Lease Amount

32.00

Lease Frequency

Annually

Lease Term

Negotiable

Subdivision

Downtown West End

Building Type

Commercial Mix,Free-Standing,Low Rise (2-4 stories),Office Building,Walk-up

Year Built

2000

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Building Area (Sq. Ft.)

675.00

Building Area (Sq. M.)

62.71

Access to Property

Direct Access

Inclusions

n/a

Restrictions

Landlord Approval

Reports

Aerial Photos,Appraisal,Environmental Phase 1,Floor Plans,Formal Lease,Information Package,RPR with Compliance,Title

High-exposure medical office opportunity in the heart of downtown Calgary. Professionally maintained free-standing medical building with excellent visibility, strong street presence, and convenient access for both clients and staff. Two units currently available. +/- 675 SF of main floor office space, ideal for medical, wellness, or professional office users seeking a central location with easy accessibility. Shared washroom facilities available on the main floor. Parking stall available at an additional cost of \$275 per month. Strategically positioned within Calgary's downtown core with close proximity to major amenities, transit routes, and surrounding professional services. Excellent opportunity for practitioners looking to establish or expand within a well-located medical office environment.

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.