

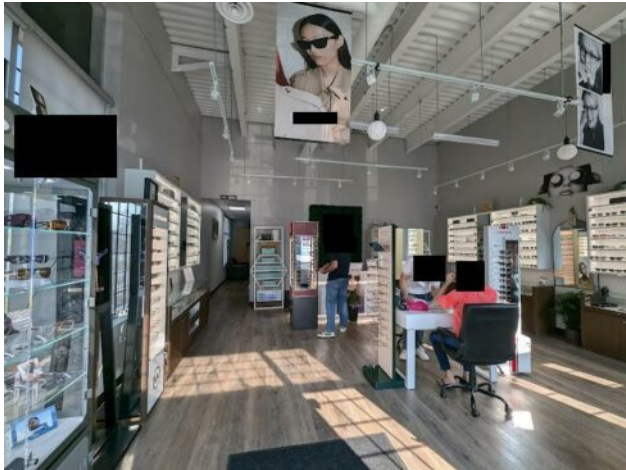


GRASSROOTS
REALTY GROUP

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MLS # A2213955

Calgary, Alberta



\$799,000

Division: Calgary
Type: Retail
Bus. Type: Health Services, Medical
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 990 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Asset List to be provided before closing

Purpose-Built Optometry Clinic for Sale | Prime NE Calgary Location. An exciting opportunity to acquire a modern, turnkey eye clinic in Calgary's NE, ideally positioned on a major high-traffic road and surrounded by dense residential neighborhoods. This purpose-built practice is just over a year old and features high-end leasehold improvements included in the sale, along with all essential assets worth \$200k to run a successful optometry business. The clinic is staffed by a skilled team of 2 full-time including the owner and 1 part time, all trained in scribing, allowing the optometrist to focus on exceptional patient care. With growing sales and strong community presence, this high-exposure location offers significant potential for expansion. Monthly rent \$4,311 includes operating costs, making this an excellent value opportunity. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.