



GRASSROOTS
REALTY GROUP

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**902 9 Avenue SW
Calgary, Alberta**

MLS # A2232286

\$2,999,999



Division: Downtown Commercial Core

Type: Office

Bus. Type: Medical ,Mixed,Professional Service,Professional/Office

Sale/Lease: For Sale

Bldg. Name: Springhetti Dental Building

Bus. Name: -

Size: 7,849 sq.ft.

Zoning: CR20-C20/R20

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.