



**GRASSROOTS**  
REALTY GROUP

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902 9th Avenue SW  
Calgary, Alberta

MLS # A2257982



**\$35 per sq.ft.**

**Division:** Downtown Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 675 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

High-exposure medical office building in the heart of downtown Calgary offering a prime leasing opportunity. The main floor suite provides approximately 675 sq. ft. of professional office space, ideal for medical, health, or professional service users seeking a central location with excellent visibility. Shared washroom facilities are conveniently located on the main floor. One dedicated parking stall is available at \$275 per month, adding value and accessibility for staff or clients. Position your business in a well-located, high-traffic building with strong curb appeal and professional presence.