



**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.