



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2 & 3, 6833 26 Avenue NE
Calgary, Alberta**

MLS # A2270863



\$35 per sq.ft.

Division: Pineridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,972 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

1,972 SF commercial unit for sub lease to a Medical Clinic, next to pharmacy. Perfect opportunity for doctors seeking to build new family practice, relocate your clinic, or expand into a fast-growing neighborhood, this location in Pineridge offers an exceptional opportunity. Basic Rent - Year 1-3 \$35 PSF, Year 4-7 \$37 PSF, Year 8-10 \$39 PSF. Operation Cost \$19.47 (TBV). CRU 2 and 3