

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

2 & 3, 6833 26 Avenue NE Calgary, Alberta

MLS # A2270863



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

NA

\$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:	-		

1,972 SF main-floor commercial unit for Medical Clinic, strategically located next to pharmacy for strong complementary traffic.

Possession available March 1, 2026. Perfect opportunity for family physicians seeking a medical location in a high-demand Pineridge NE Calgary corridor. Basic Rent - Year 1-3 \$35 PSF, Year 4-7 \$37 PSF, Year 8-10 \$39 PSF. Operation Cost \$19.47 (TBV). Unit 2 and 3