



GRASSROOTS
REALTY GROUP

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4, 3016 5 Avenue NE
Calgary, Alberta

MLS # A2177420



\$1,499,999

Division: Franklin
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: 5th Ave
Bus. Name: -
Size: 3,344 sq.ft.
Zoning: commercial I-bf1.0

Heating: Forced Air, Natural Gas
Floors: -
Roof: Asphalt/Gravel
Exterior: Brick, Concrete
Water: -
Sewer: -
Inclusions: NA

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 1.94 Acres
Lot Feat: -

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.