



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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3105, 4250 109 Avenue NE  
Calgary, Alberta

MLS # A2196612



**\$1,300,000**

Division: Country Hills

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,500 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Interior Build Out Included

Seize this rare opportunity to own a fully built-out and equipped medical bay in one of NE Calgary's most sought-after locations. This turn-key clinic is designed for seamless operations, featuring a modern and functional layout, ideal for medical or other healthcare professionals. This is a property-only sale—business is not included. Perfect for an owner-user or investor looking to secure a high-quality medical space in a growing area.