

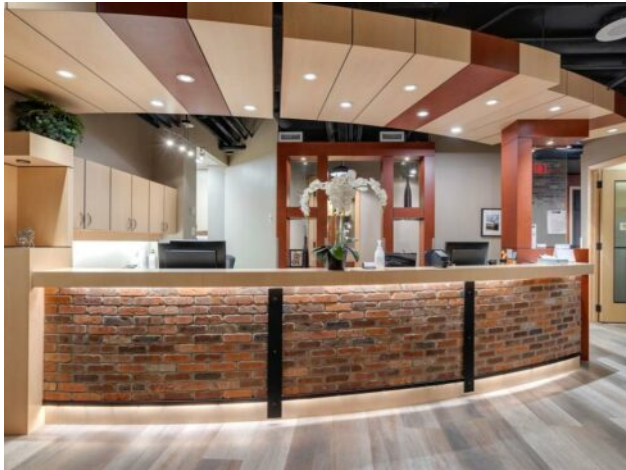


**GRASSROOTS**  
REALTY GROUP

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248, 1111 Olympic Way SE  
Calgary, Alberta

MLS # A2202731



**\$850,000**

Division:	Beltline
Type:	Mixed Use
Bus. Type:	Medical ,Mixed
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,266 sq.ft.
Zoning:	DC

Heating: -

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A fabulous opportunity to start, expand or amalgamate a professional practice for dental or medical. A perfect size of 3,266 Sq ft with water and drainage in ten zones, (7 ops and 3 bathrooms). The space boast a fully finished reception area and interior design, significantly reducing startup costs and enabling a swift market entry. It is architected with a laundry room, shower as well as lunch/staff room and storage/flex rooms. The daylight from windows surrounding the corner ops location offers a great environment for clients and professionals. This area is certified for medical use and provides a consult/office/ room and two additional offices. The base design is done and you can now reconfigure to enhance to your specific business model. A perfect location on the 2nd floor #248 of the Arriva commercial complex. It includes five TITLED parking spots and dedicated visitor parking. Located across from the new Flames arena build and a five minute walk from the Stampede Park LRT as well as a transit stop in front of the building. This area is expanding at a fast rate and with the addition of a new hotel, flames arena and the new world class convention center, promising Increased foot traffic and visibility. It will remain a premier location as other commercial growth happens around it. This is an outstanding commercial condo space, you have to view it to appreciate all it has to offer. Small changes would also make this a fit for a private office environment as well.