

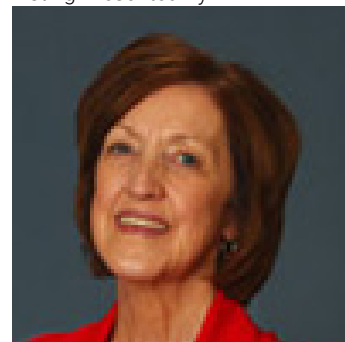


## 805 Edmonton Trail Calgary Alberta

\$399,000

For Sale: Family Practice Medical Clinic on Edmonton Trail NE, Calgary. Are you looking to invest in a thriving healthcare business in a prime location? Look no further! We are excited to present a fantastic opportunity to acquire a well-established family practice medical clinic located on Edmonton Trail NE in Calgary in a medical-orientated Plaza with attached Pharmacy, adjacent Optometrist and Dental office across the parking lot. Here are the key highlights of this lucrative investment: \*\*\*Clinic Overview: Established and reputable family practice medical clinic. Prime location on Edmonton Trail NE, ensuring high visibility and accessibility \*\*\* Steady Patient Base: A loyal and diverse patient base, built over years of exceptional patient care. Excellent reputation in the community, resulting in a steady influx of new patients adding to ~7500-8000 patient files in database with convenient Electronic Medical System (EMR) system in place \*\*\* Comprehensive Services: Offering a wide range of medical services, including general medicine, preventive care, vaccinations, minor procedures, and more. Opportunity to expand services and introduce specialized treatments as per market demand \*\*\* Experienced Staff: 2 FT & 1 PT Dedicated Physicians and experienced medical and administrative staff. The team is capable of providing quality care, allowing for a smooth transition of ownership \*\*\* Modern Infrastructure: Well-designed clinic layout with modern infrastructure and advanced medical equipment. 8 Exam rooms, 4 Doctor offices, Procedure room and Staff room. Compliant with all health and safety regulations \*\*\* Profitable Business: Proven track record of profitability and financial stability. Potential for further growth and increased revenue \*\*\* Positive Community Impact: Be a valued member of the community by continuing to offer essential healthcare services to residents...

Listing Presented By:



Originally Listed by:  
BABYCH GROUP CENTRAL



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REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca