



## 150 Bellerose Drive 207 St. Albert AB

\$89,000

A gem in the heart of St Albert, this modern, fully equipped medical facility is ready for you to take over and make your mark. The current business is a denture clinic however it can be converted to other medical usage such as hearing clinic, pulmonary testing lab, doctor clinic or even cosmetic clinic, beauty tattooing and a large array of possibilities. The spacious customers waiting area, a central reception, and three operatory rooms, all with quartz countertops, cupboards, and sinks. An all-inclusive lab and sterilization area meet your professional needs. The high open ceiling design floods the space with natural sunlight, creating a welcoming atmosphere. Elegant glass walls ensure privacy, and the durable commercial vinyl floors ensure easy maintenance. It has heated underground parking and located in a bustling plaza with high-end amenities, you're guaranteed ample foot traffic and visibility. Your business will stand out with our large signage.

Listing Presented By:



Originally Listed by:  
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