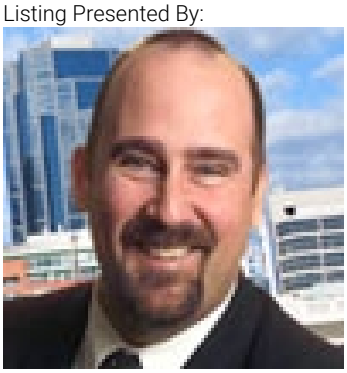


1800 194 Avenue Calgary Alberta

$2,699,990

Rare opportunity to acquire a premium 3,415 sq. ft. medical condominium in Chaparral Professional Centre, a well-established steel-and-concrete medical office development in Calgary's rapidly growing southeast. Currently leased to a national healthcare company with approximately four years remaining, this income-producing property offers investors a substantial medical asset with an extensive, high-quality buildout originally completed at a cost exceeding $1 million.The second-floor unit is the largest contiguous medical space in the building and features 10 exam rooms, two consultation rooms, reception and waiting areas, a children's area, staff kitchenette, washrooms, and supporting clinical space. The versatile layout is well suited to family medicine, walk-in or urgent care, specialty clinics, and integrated healthcare services.Positioned at the prominent intersection of Chaparral Boulevard and 194 Avenue SE, the property offers excellent visibility, strong traffic exposure, surface parking, and convenient access to Macleod Trail and Stoney Trail. It is located minutes from South Health Campus and serves the expanding communities of Chaparral, Walden, Legacy, and the surrounding area. Attractive views overlook Chaparral Valley and Blue Devil Golf Course, while the established mix of medical and professional occupants creates a complementary healthcare environment.Sale and possession are subject to the applicable legal process. Contact the listing agent for lease information, financial details, floor plans, and additional due diligence materials. This property may be acquired individually or as part of a three-property Alberta medical real estate portfolio comprising approximately 11,382 SF. The portfolio includes two Calgary medical condominiums and one freestanding medical building in Didsbury. Contact the listing agent for portfolio pricing and due diligence ...

Listing Presented By:



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