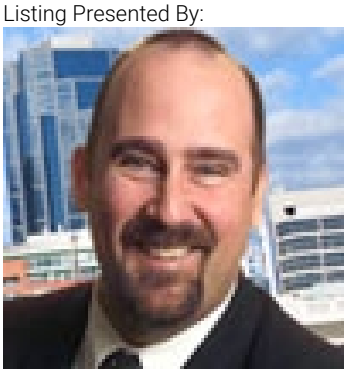


40 Sunpark Circle Calgary Alberta

$1,490,000

Rare opportunity to acquire a tenanted medical condominium in Sunpark Plaza, a prominent Class A outpatient medical building in Calgary's established southeast healthcare corridor. This 3,025 SF unit is secured by a national healthcare company with approximately six years remaining on the lease, offering investors dependable income within a highly desirable medical environment. The premises feature an efficient professional layout with multiple offices or treatment rooms, a spacious reception and waiting area, staff facilities, a private washroom, and access to an expansive patio. Two titled parking stalls are also included.Sunpark Plaza is a three-storey, 67,470 SF steel-and-concrete development offering a strong mix of complementary healthcare services, including family medicine, diagnostic imaging, medical specialists, pharmacy services, and daycare. The building features an impressive open-concept lobby, underground tenant parking, and ample free surface parking for patients and visitors.Ideally positioned near the South Calgary Health Centre, the property benefits from excellent visibility, strong surrounding demographics, and convenient access to Macleod Trail, Stoney Trail, and major southeast Calgary communities. An attractive opportunity to acquire income-producing medical real estate in a proven healthcare destination. Possession is subject to legal process. Contact the listing agent for lease details, financial information, and 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 materials. (id:6769)

Listing Presented By:



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