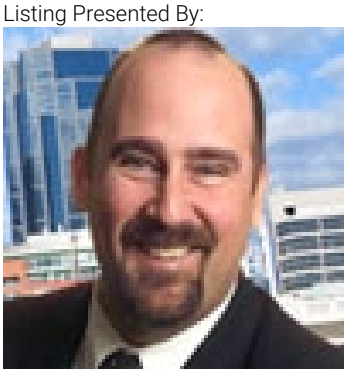


5600 Elbow Drive Calgary Alberta

$1,500,000

Rare opportunity to own a standalone professional building on Elbow Drive SW. The property is a fully built-out, operational dental clinic on a 5,965 sf lot with approximately 38,000 vehicles per day passing the pylon sign. The 1,208 sf main building has three operatories, a dental lab, reception, a sitting area, a staff room, a private office, a washroom, storage and utility space. A dental or health-service user can move in without a fit-out. A separate 287 sf secondary building adds space for storage, admin or another practitioner, for a total of 1,495 sf. There is on-site surface parking for up to 9 vehicles in a tandem layout, plus free street parking. Direct Control zoning (DC 54Z96). Minutes from Rockyview General Hospital, Mayfair Diagnostics, Chinook Centre and Glenmore Reservoir, with a direct route north to downtown Calgary. Ideal for an owner-user dental, medical or professional practice, or an investor looking for a well-located standalone asset. (id:6769)

Listing Presented By:



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