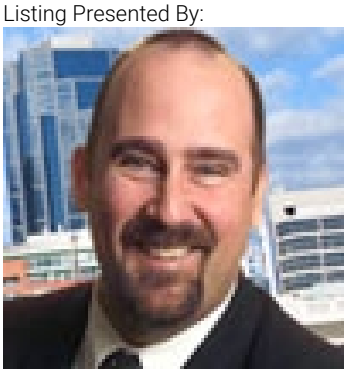


738 3 Avenue Calgary Alberta

$1,140,000

This highly sought-after retail condo unit, ideally suited for medical, dental, or massage therapy practices, offers 10 fully-equipped exam rooms, each with its own sink. The space features elegant marble flooring throughout, creating a professional and welcoming environment. For convenience and accessibility, the unit includes his and her handicap washrooms located down the hallway. Situated on the main floor with direct street access, this property ensures excellent visibility and ease of access for both clients and staff. Additionally, the unit comes with two assigned underground parking stalls, providing both convenience and security for your business. All utilities, including water, heat, and electricity, are included in the condo fees, eliminating any hidden costs. This well-appointed space offers a rare opportunity to establish or expand your practice in a prime location with high foot traffic. Tours are available by appointment only, so schedule your viewing today to explore the potential of this exceptional retail space for your business. (id:6769)

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