



4741 50 Avenue Calmar AB

\$4,250,000

The beautiful new building mixed use in Calmar. The building is partially leased to the DENTIST and PHARAMACY on ground floor. Centre unit approximately 1100+/- Square feet is available for lease to the any professional. It is built out with 3 rooms, Washrooms, Store room, Record room. Ideal for any physician, message therapist or physiotherapist, Lawyer, Accountant etc. There is another retail space available the the backside of the building approximately 700+/- square feet can be use for pizza shop, laundry mart, Hair salon etc. Leading to the second floor with the LIFT or stairs. Second floor have 2 part one half have a large space which was used for lounge & it is built out with all equipment. Other half have 4 Residential units 1 unit have 2 bedrooms, 1 unit have 1 bedroom, 2 unit are studio. Every unit have their own laundry & Utility. Dental Clinic side portion of the building is with very strong old structure. However roof, HVAC, Stucco, doors, windows are all new. Rest of building is brand new.

Listing Presented By:



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