



Sherwood Park Alberta

\$15,000,000

Rare opportunity to acquire a well-established medical clinic with ownership of the real estate. This impressive, purpose-built facility offers approximately 45,000 sq. ft. of professionally designed and well-maintained space, currently home to 20 practicing physicians (specialists & family physicians). The clinic is fully equipped and operational, featuring on-site X-ray, Ultrasound, pharmacy, dispensary, minor surgical suites, and multiple exam and treatment rooms, allowing for comprehensive patient care under one roof attached to local mall. Thoughtfully designed layout on single level, supports high patient volumes and efficient clinical workflows. There is an ample parking space. In addition to the medical clinic, the property provides strong and stable rental income, anchored by a national tenant along with four additional tenants, creating a diversified and reliable revenue stream. Ideal for investors, medical groups, or owner-users seeking a premium healthcare asset with long-term upside. High-quality construction, excellent upkeep, and established tenancy make this a turn-key medical investment in a class-leading facility. (id:6769)

Listing Presented By:



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