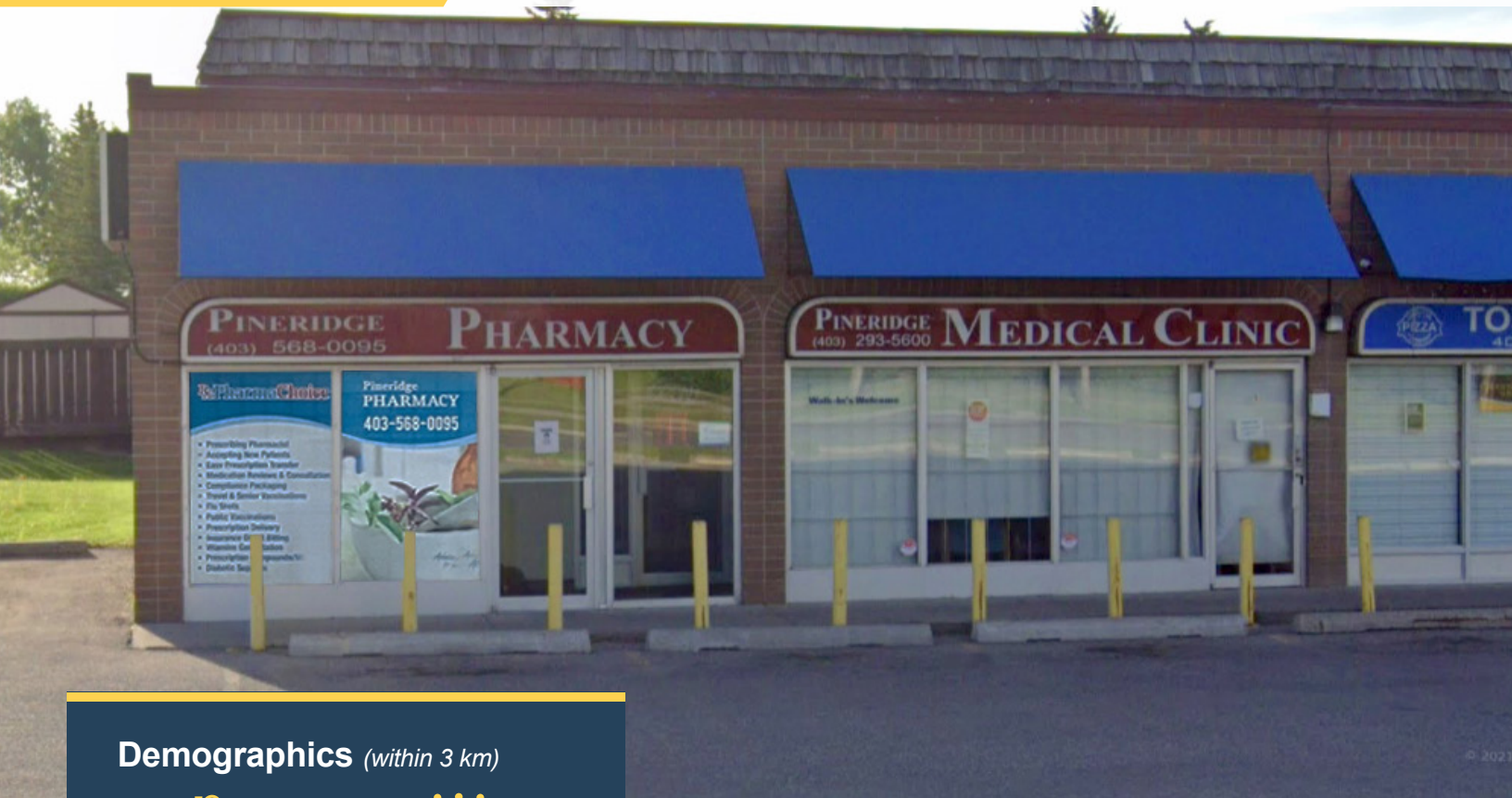


For Sale

Medical Clinic, 3250 60 Street NE | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Pineridge



POPULATION
95,540



MEDIAN AGE
38



HOUSEHOLD INCOME
\$75,721

Building Details



PARKING
Ample Surface



YEAR BUILT
1977



TRAFFIC COUNT

24,000 VPD | 50 Street @ 32 Ave NE
22,000 VPD | 68 Street @ 32 Ave NE

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Business For Sale | Medical Clinic

Property Details

Asking Price: \$160,000.00

Site Size: Unit 7 - 2,500 SF (Fully Equipped)

Gross Rent: \$91,967.52 (Per Annum)

Expenses 2023: \$214,968 (Excluding Rent)

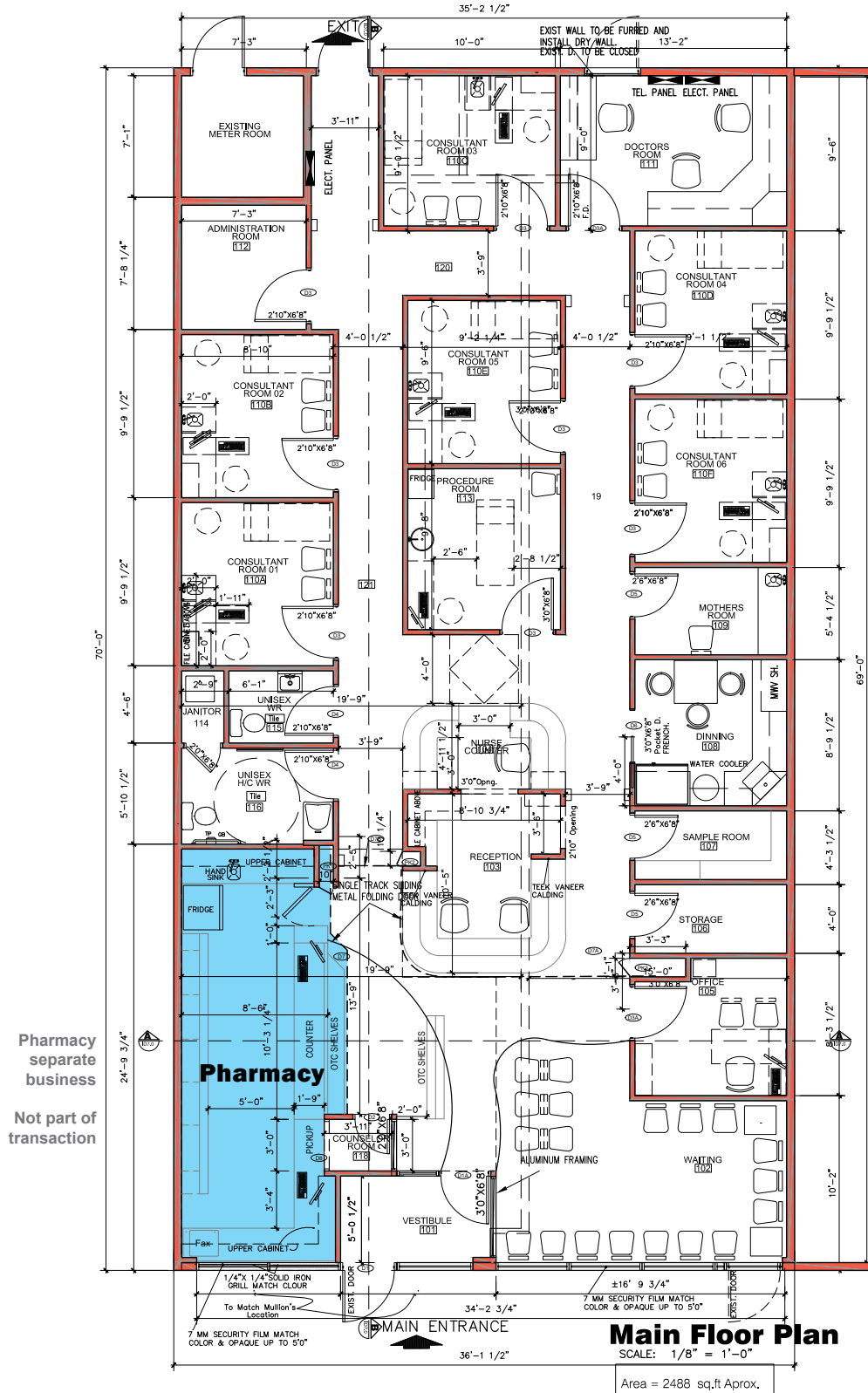
Clinician Capacity: Six (6) Consultation / Clinician Rooms

Lease Term Remaining: Lease up for renewal

Highlights

- Clinic offers many services, including: Family Medicine, Mental Health, Women's Health, Children's Health, In-House Pharmacy and Procedures
- Mature neighborhood
- High traffic intersection
- Neary many schools
- Servicing communities of Pineridge, Temple, Rundlehorn and Monterey

Floor Plans



1 MAIN LAY OUT PLAN
SCALE: 3/16" = 1'-0"

Consultation Room



Parking Lot



Non-Disclosure Agreement

TO: _____

FROM: Blackstone Commercial Calgary Ltd. (Acting for the "Vendor")

DATE: _____

This agreement must be executed by all potential purchasers or their agents, advisors or consultants prior to receipt of any information regarding the business described herein (the "Business").

We agree to keep confidential any and all information supplied to us or which we gather through inspection of the Business, whether orally or in writing, at any time, (the "Information") concerning the Business described herein and that is supplied to us by the Vendor or other parties. We further agree not to photocopy or otherwise transmit or discuss any Information supplied to us by the Vendor or other parties concerning the possible acquisition of the Business with any person who is not currently an employee of our company, or an agent of our company who is involved in assisting with the possible acquisition of the Business, without the express written consent of the Vendor, which may be unreasonably withheld. It is understood that the Information shall be utilized in order to analyze the possible acquisition of the Business and for no other purpose. It is agreed that the person executing this Agreement on behalf of his/her firm is obligated to provide a copy of this Agreement to any member of his/her firm, or an agent of his firm, who has access to the Information contained herein so that this Confidentiality Agreement binds all readers of the information.

We hereby agree to indemnify and save harmless the Vendor for all costs, loss or damage resulting from any breach of this Agreement and from the inspection of the Business, by us or our employees or our agents. The undersigned or its agent shall also put back the Business to its former condition if any damage at its cost is occasioned by the inspection and acknowledge that any inspection of the Business shall be visual only.

We hereby agree that all inquiries and communications shall be directed to the Vendor's agent only and no contact will be made with the Vendor, its employees or any tenants or contractors of the Business. Neither the Vendor nor any of its respective officers, agents or principals make or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Information. Analysis and verification of the Information is solely the responsibility of the potential purchaser and the undersigned. Other than as expressly contemplated herein, there shall be no other agreement or obligations on the part of any party unless a binding purchase and sale agreement is executed between the Vendor and the a purchaser, each in their sole and unfettered discretion. The Vendor reserves the right to terminate negotiations with any party, to modify data without disclosing any reason therefor or withdraw the Business from the market at any time.

In the event that the discussions concerning the possible acquisition of the Business are terminated, we agree to return all information provided to us and any copies made hereof. We also agree not to use the information provided in any way detrimental to the Vendor and/or their affiliates.

All of the obligations in this Agreement shall survive this Agreement. This will confirm our agreement to comply with the conditions stated above.

(Please print clearly)

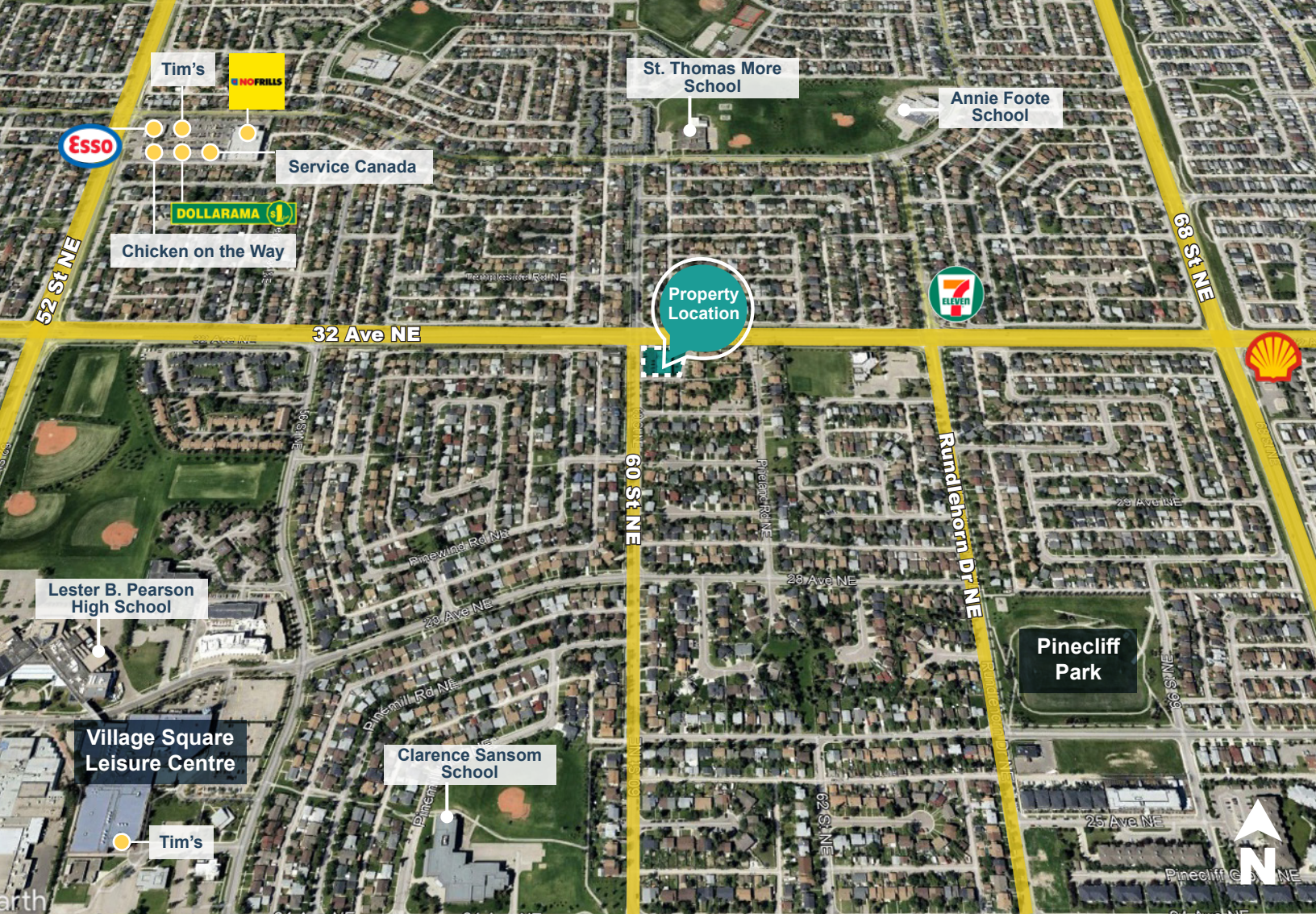
Signature: _____

Phone: _____

Company: _____

Email: _____

Name: _____



Thank you for your interest!

For More Info.

Mahmud Rahman

P (403) 930-8651

E mrahman@blackstonecommercial.com

Marlin Glaspey

P (403) 650-4382

E mglaspey@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

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