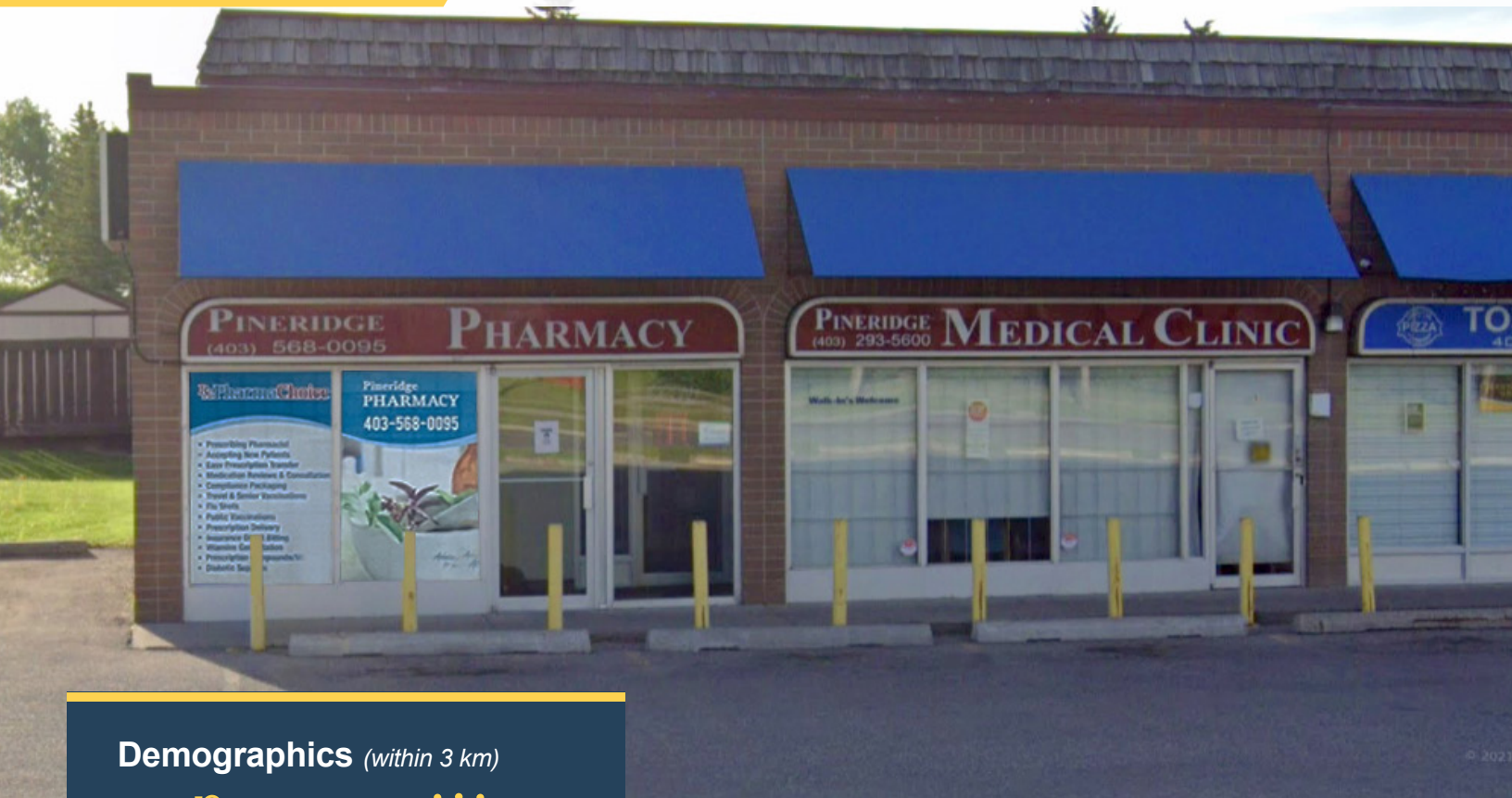


For Sale

Medical Clinic & Pharmacy, 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)

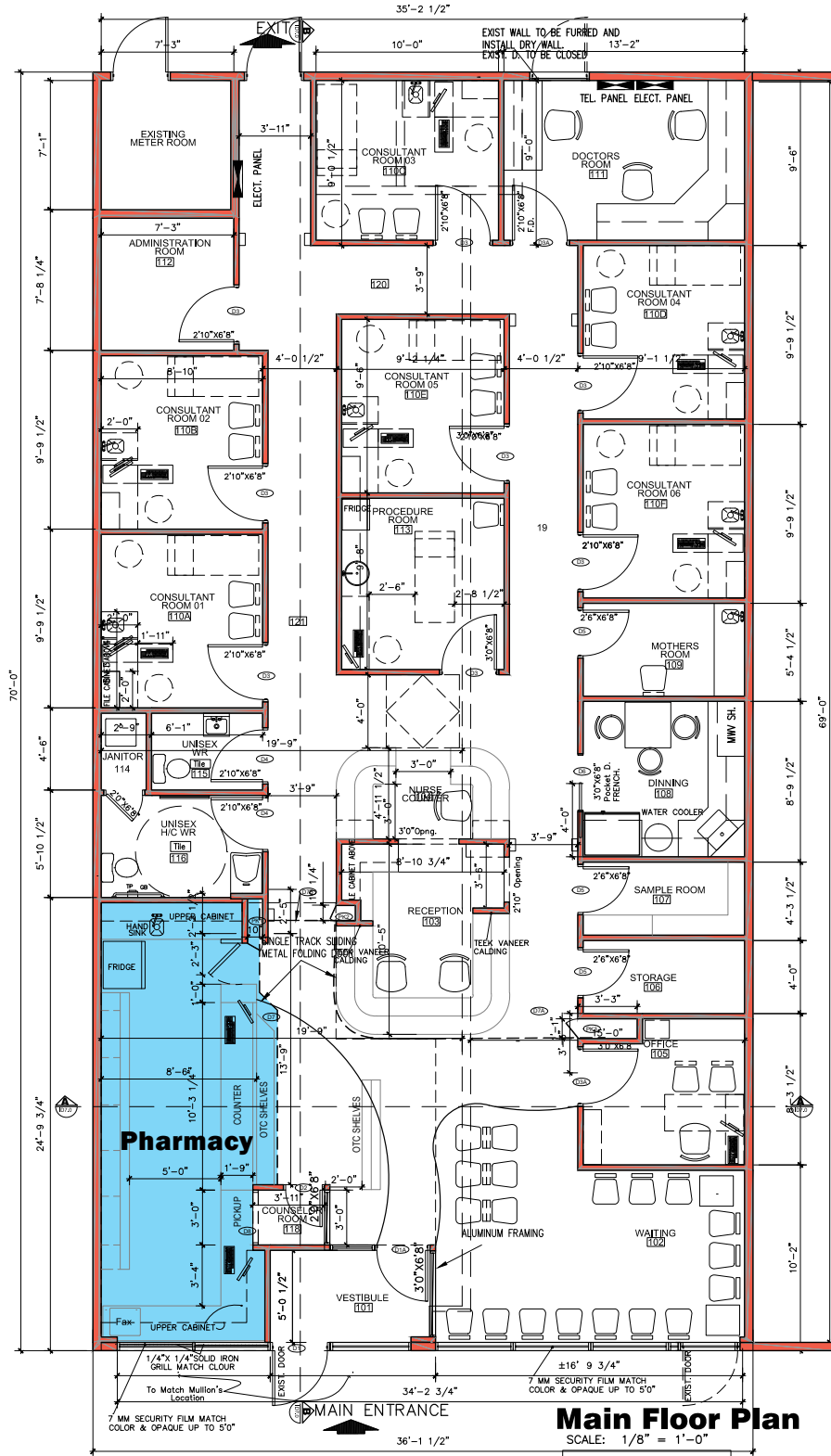
Clinician Capacity: Six (6) Consultation / Clinician Rooms

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



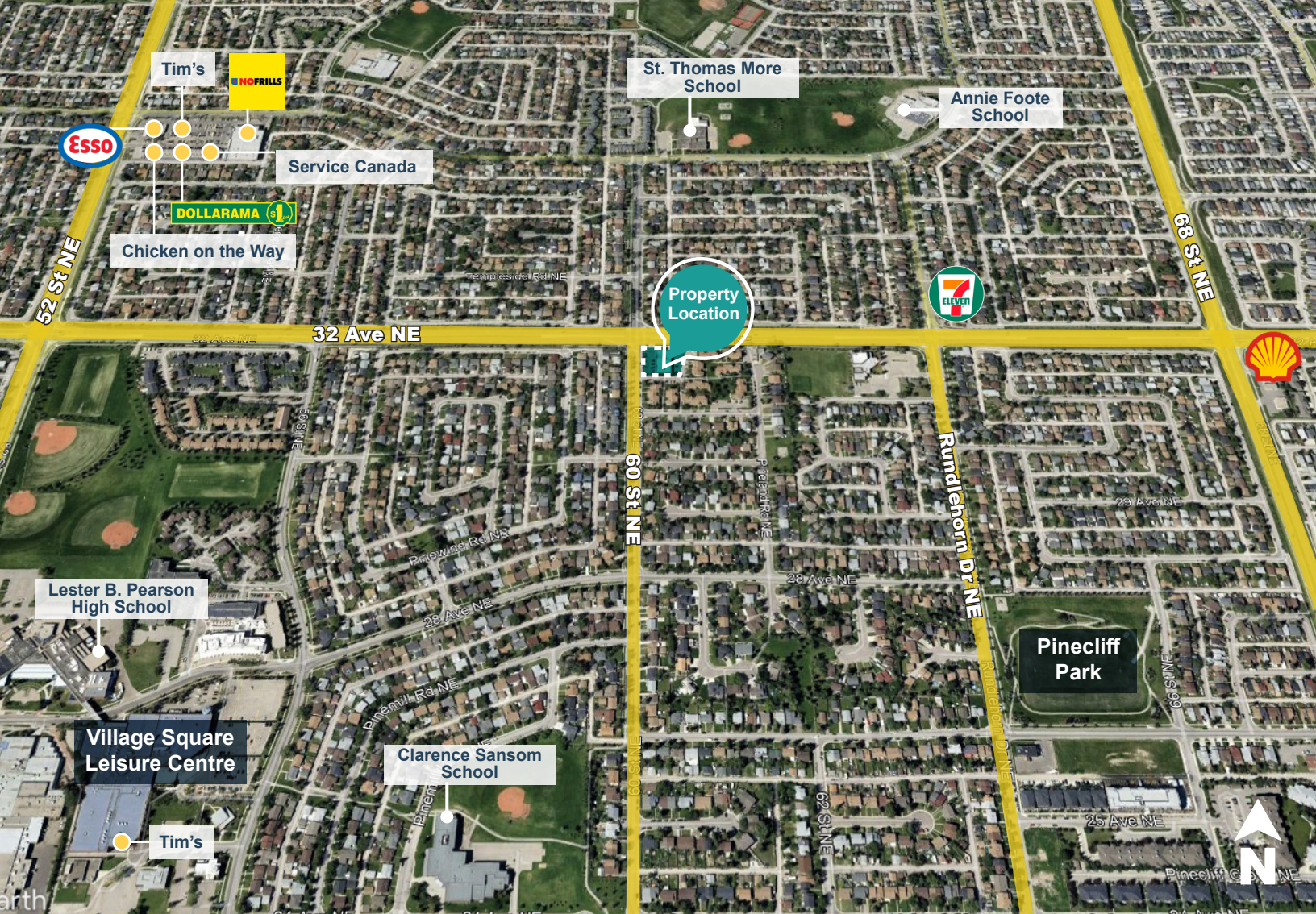
1 MAIN LAY OUT PLAN
 ID1.0 SCALE: 3/16" = 1'-0"

Consultation Room



Parking Lot





Thank you for your interest!

For More Info.

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