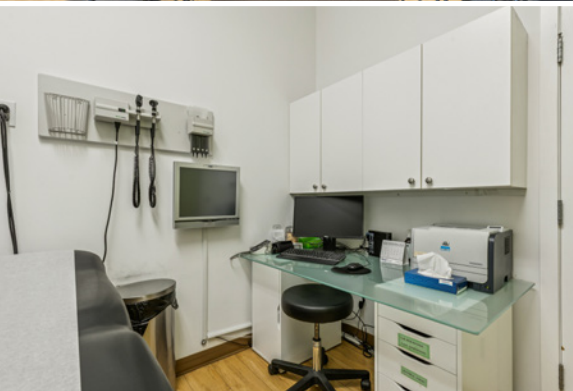


**Blackstone**  
Commercial Real Estate Services Inc.

**For Sale**

**Well-Located SW Medical Clinic**  
SW Calgary, Alberta



**Davin Rowe** *Business Strategy Advisor*

P 403.930.8646

E [drowe@blackstonecommercial.com](mailto:drowe@blackstonecommercial.com)

**Mahmud Rahman** *Partner /Associate*

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**Established** 2010

**Size** 1,750± SF

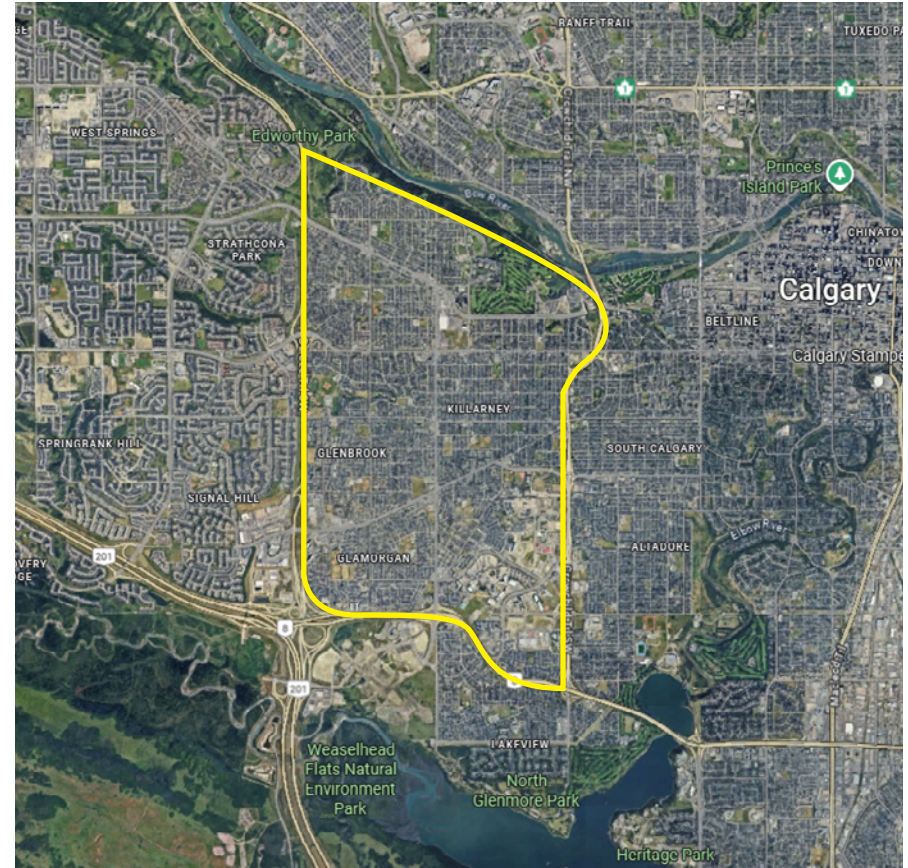
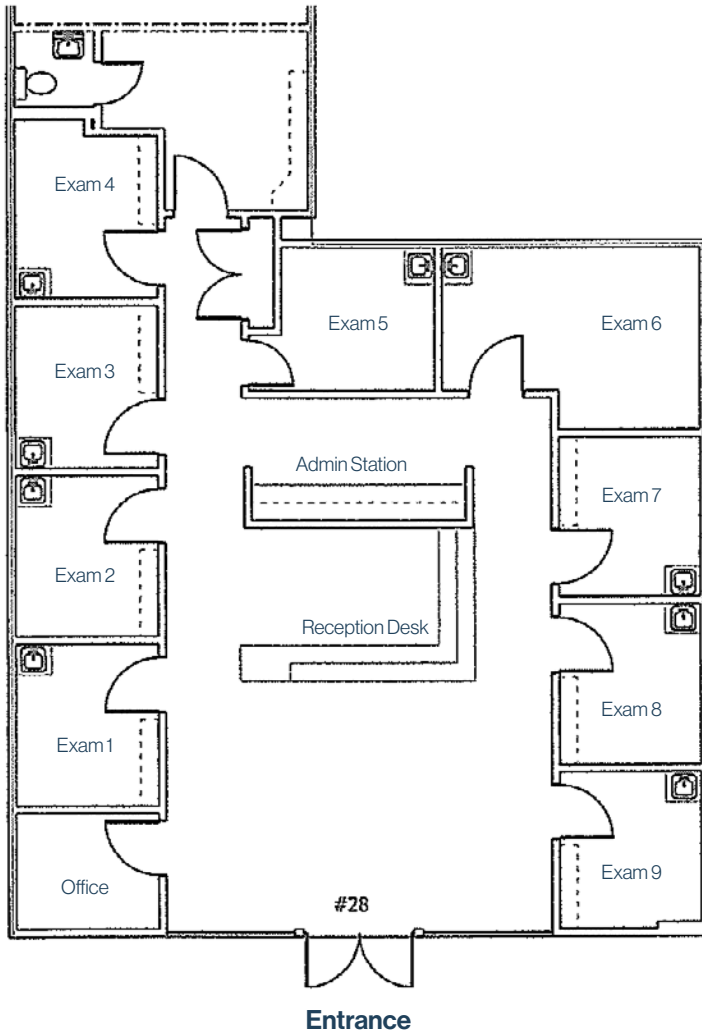
**Offerings**

- Family medicine and preventive care
- Chronic disease management
- Women's health services
- Minor procedures and treatments
- Specialist referrals and coordinated care

**Asking Price** Contact for Details

**Parking** Ample Surface

- **Established and Trusted Practice** – Serving the community for 15 years with a strong, loyal patient base.
- **Physician Retention** – Doctor willing to stay post-sale, ensuring seamless continuity of care.
- **Prime High-Traffic Location** – anchored by National Tenants, offering excellent visibility and accessibility.
- **Exceptional Accessibility** – Direct access to C-Train Station and multiple bus routes, plus ample on-site parking.
- **Turnkey Medical Opportunity** – Fully operational clinic with established systems and consistent patient flow.
- **Strong Surrounding Amenities** – Steps from pharmacies, retail shops, dining, and essential services that enhance patient convenience.
- **Reputable Community Presence** – Known for compassionate, quality care in a welcoming environment.



**NEIGHBORHOOD**  
SW Calgary  
Community



**POPULATION**  
3KM  
81,079



**MEDIAN AGE**  
39.9



**HOUSEHOLD INCOME**  
\$93,921



**TRAFFIC COUNT**  
33,000 VPD



# Thank you for your Interest



**BlackstoneCommercial.com**

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