

\$1,499,999 - 4, 3016 5 Avenue Ne, Calgary

MLS® #A2177420

\$1,499,999

0 Bedroom, 0.00 Bathroom,
Commercial on 1.94 Acres

Franklin, Calgary, Alberta

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.

Built in 1978

Essential Information

MLS® #	A2177420
Price	\$1,499,999
Bathrooms	0.00
Acres	1.94



Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4, 3016 5 Avenue Ne
Subdivision	Franklin
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2a 6k4

Amenities

Parking Spaces	132
----------------	-----

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Days on Market	174
Zoning	commercial I-bf1.0

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.