

\$349,900 - N/A, Calgary

MLS® #A2193042

\$349,900

0 Bedroom, 0.00 Bathroom,
Commercial on 7159.76 Acres

N/A, Calgary, Alberta

ASSET SALE - Established SW Calgary
Dental Facility

Prime opportunity to acquire a fully equipped 1,166 sq. ft. dental clinic space in a professional building in SW Calgary. This location has housed successful dental practices for over 30 years, demonstrating its proven viability. The asset-only sale includes clinical infrastructure and equipment (excluding patient records and server) with an attractive monthly rent of just \$3,267.

The current lease is up for renewal in May 2025 with two remaining options, offering potential for nearly 11 years of secured tenancy. The turnkey facility features multiple operatories, sterilization area, and reception space - ideal for practitioners ready to establish their own practice in this well-established medical location.

Note: This is strictly an asset sale - no patient files, goodwill, or practice included.

Built in 1981

Essential Information

MLS® #	A2193042
Price	\$349,900
Bathrooms	0.00
Acres	7,159.76



Year Built	1981
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

Additional Information

Date Listed	February 6th, 2025
Days on Market	54
Zoning	C-O

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.