

# \$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	53
Zoning	C-O

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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