



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

902 9 Avenue SW  
Calgary, Alberta

MLS # A2232286



**\$2,890,000**

<b>Division:</b>	Downtown Commercial Core
<b>Type:</b>	Office
<b>Bus. Type:</b>	Medical ,Mixed,Professional Service,Professional/Office
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Springhetti Dental Building
<b>Bus. Name:</b>	-
<b>Size:</b>	7,849 sq.ft.
<b>Zoning:</b>	CR20-C20/R20

<b>Heating:</b>	Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.15 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.