



GRASSROOTS
REALTY GROUP

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MLS # A2310879

Calgary, Alberta



\$1,399,900

Division: Calgary
Type: Business
Bus. Type: Health Services
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,724 sq.ft.
Zoning: DC (pre 1P2007)

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: TBD

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Established Acupuncture Practice with property — For Sale This highly sought-after retail condo unit presents a rare turnkey opportunity for medical, dental, massage therapy, or acupuncture practitioners. The space features 10 fully-equipped private exam rooms, each with its own sink, and elegant marble flooring throughout that creates a professional and welcoming environment. His and her handicap-accessible washrooms are conveniently located down the hallway, and the unit sits on the main floor with direct street access, ensuring excellent visibility and ease of access for both clients and staff. Two assigned underground parking stalls provide added convenience and security, while all utilities — including water, heat, and electricity — are covered by the condo fees, eliminating any hidden costs. What makes this opportunity truly exceptional is the inclusion of a profitable, well-established acupuncture practice with over 40 years of trusted care in the community. The seller is retiring and is looking for the right person to take over the business, along with its loyal clientele and sterling reputation. Whether you are looking to establish a new practice or expand an existing one, this property offers everything you need in a prime, high-foot-traffic location. Tours are available by appointment only — contact us today to schedule your viewing.