



MLS # A2311994

Calgary, Alberta



\$599,900

Division:	Calgary
Type:	Office
Bus. Type:	Health Services
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,950 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Seller will provide the equipment list

Exceptional opportunity to acquire a well-established and very profitable physiotherapy clinic located at the prime and highly visible intersection of one of Calgary's busiest corridors with excellent exposure and traffic flow. This turnkey clinic spans approximately 2,950 sq. ft. and offers a comprehensive range of services including Physiotherapy, Chiropractic Care, Massage Therapy, Acupuncture, and Psychology, making it a true multi-disciplinary wellness centre. The clinic features a functional and professional layout, ideal for efficient operations and future growth. Attractive and competitive lease terms add significant value and long-term stability for the new owner. Surrounded by dense residential communities, retail, medical offices, and public transit, this location consistently attracts strong walk-in and referral traffic. Perfect for practitioners, investors, or healthcare professionals looking to expand or own a presence in a premium central location. Rare opportunity in an unbeatable location — book a private showing today.