



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222, 1919 20 Avenue
Didsbury, Alberta

MLS # A2337239



\$1,999,900

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,021 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.23 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare opportunity to acquire a 3,822 SF medical building in the center of town. Extensive buildout to high level medical use and upgrades to all base building systems. With close proximity to the town's hospital. The clinic is in high demand and services around 50,000 patients from surrounding area, and 5 years remaining on existing lease with national healthcare company. The property benefits from excellent visibility, strong traffic exposure, and convenient access and parking. Professionally zoned for medical use. Possession subject to legal process. Contact listing agent for additional information and due diligence materials. This property may be acquired individually or as part of a three-property Alberta medical real estate portfolio comprising approximately 11,382 SF. The portfolio includes two Calgary medical condominiums and one freestanding medical building in Didsbury. Contact the listing agent for portfolio pricing and due diligence materials.