



**GRASSROOTS**  
REALTY GROUP

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**3105, 4250 109 Avenue NE**  
**Calgary, Alberta**

**MLS # A2196612**



**\$1,300,000**

**Division:** Country Hills

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Interior Build Out Included

Seize this rare opportunity to own a fully built-out and equipped medical bay in one of NE Calgary's most sought-after locations. This turn-key clinic is designed for seamless operations, featuring a modern and functional layout, ideal for medical or other healthcare professionals. This is a property-only sale—business is not included. Perfect for an owner-user or investor looking to secure a high-quality medical space in a growing area.