

ONKAR REALTY



North View
Before
Renovation

FOR SALE OR LEASE

Units for Medical Uses at 1243-48 Avenue NE Calgary, Alberta

Great opportunity to bring your Medical related Practices in 31,500 SF Iconic Medical Building on a very busy intersection of McKnight Blvd and 12 Street NE Calgary, 1 Minute to Deerfoot Trail (HWY 2), 12 Minutes to Downtown Calgary, 10 Minutes to Airport, and 12 Minutes to Circle Route (Stoney Trail).

Existing Tenants:

3 Family Physicians opening over 5,000 SF Walk-in Clinic which is already built

Space Available for Possible Uses:

Physio, Chiro & Massage Therapy Clinic (Turnkey), Dental Clinic, Pharmacy & Health Care product (Turnkey), Optometrist with Optical Shop, Laser Health Clinic, Medical Specialist's Clinics and Preschool & Daycare.

Asking Price:

Market (For Lease or Sale)

CAM Cost:

Estimated to be \$12/psf

Parking:

Ample Parking (Possible Assigned Parking)

Possible:

Built to suit as per uses

Tenant Improvement Allowance:

Negotiable

Manjit Bahia

Broker | Partner

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Jasjeet (Sunny) Maan

Associate Broker | Partner

Cell: 403 875 8881

Email: sunny@onkarrealty.com

Onkar Realty

6290, 5850-88th Avenue NE

Calgary, Alberta T3J 0Z7

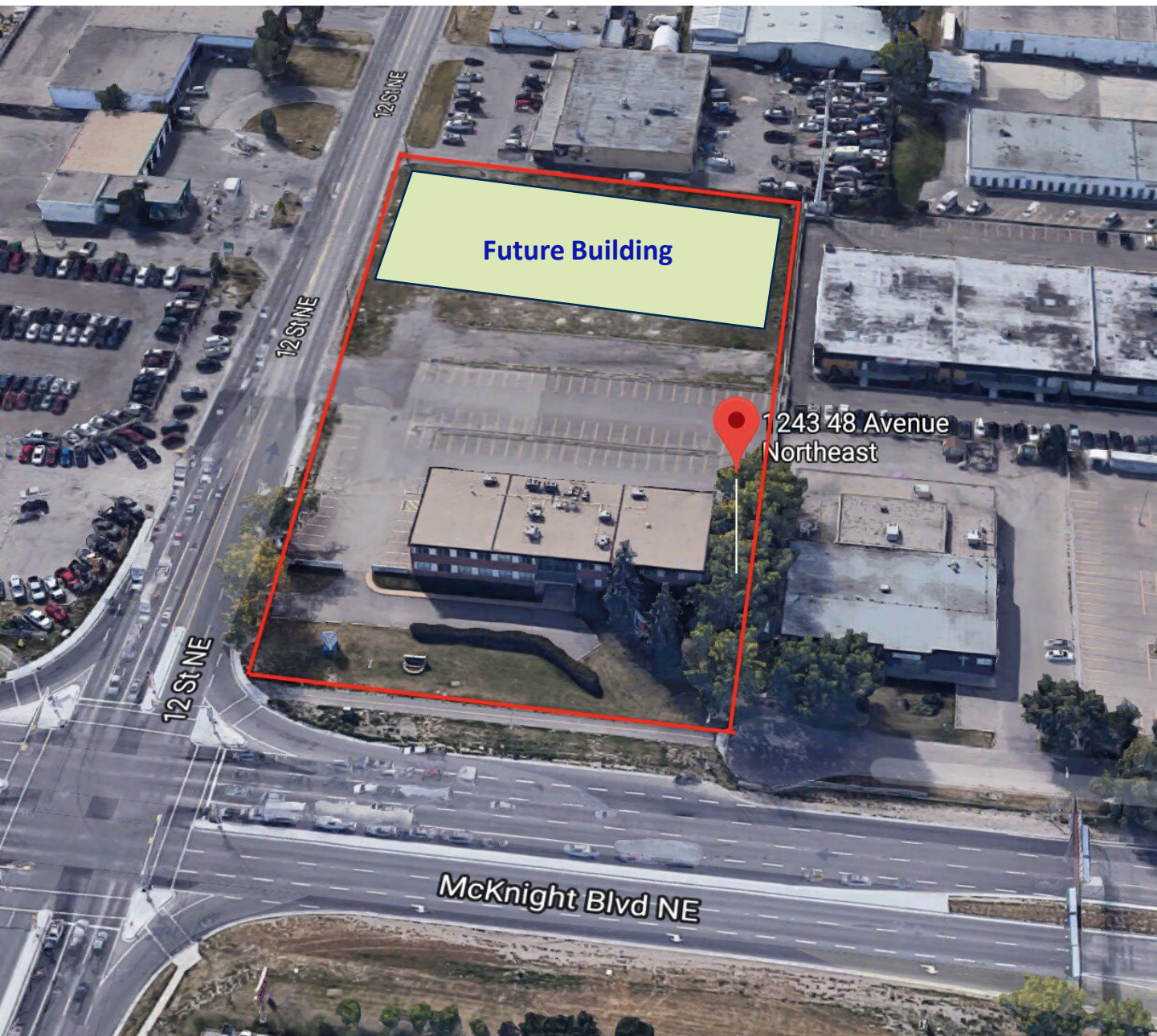
Email: info@onkarrealty.com

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403 265 0277

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Prime Location exposure to a very Busy Intersection to more than 64,106 vehicle passing by every day.

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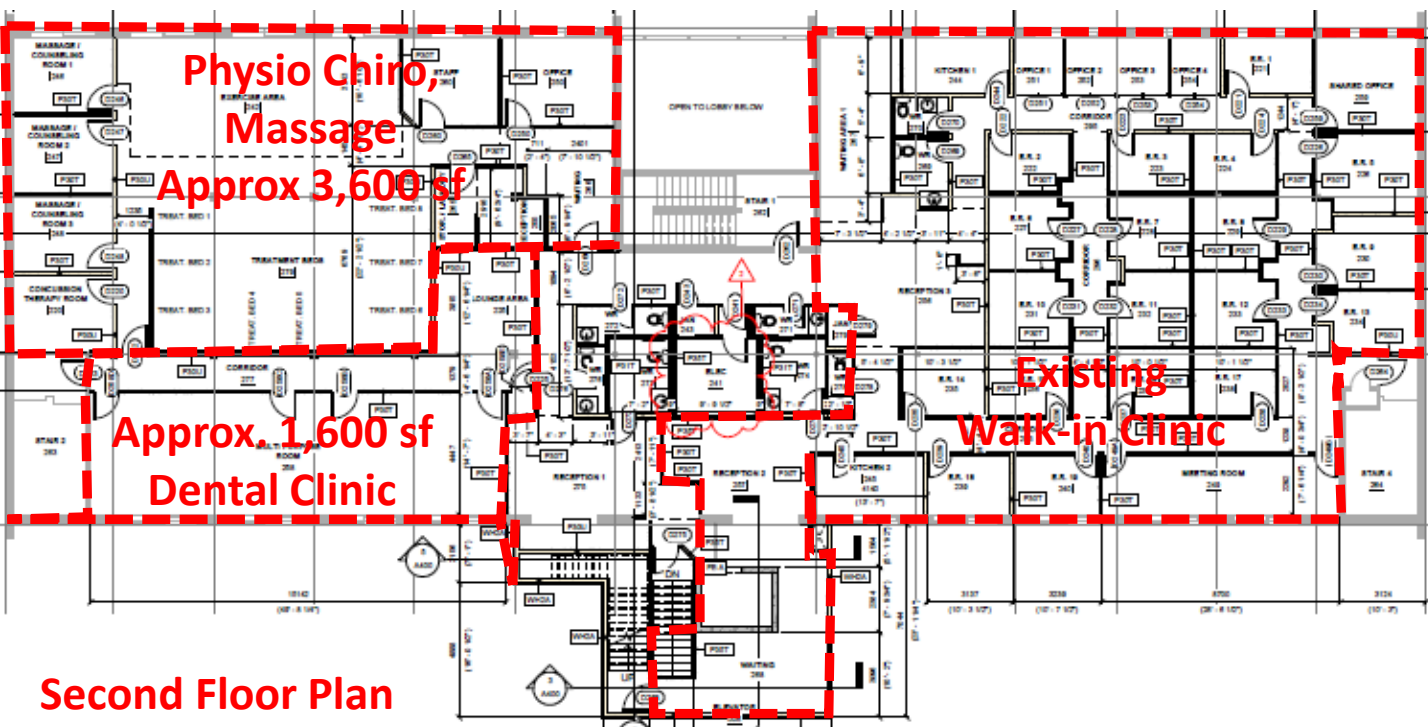
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ONKAR REALTY

North View
After
Renovation

South View
After
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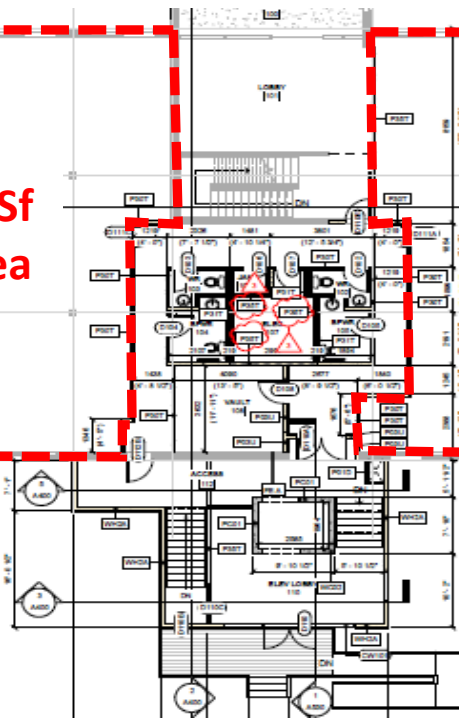
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**Approx. 4,500 Sf
Net Usable Area**

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Net Usable Area**

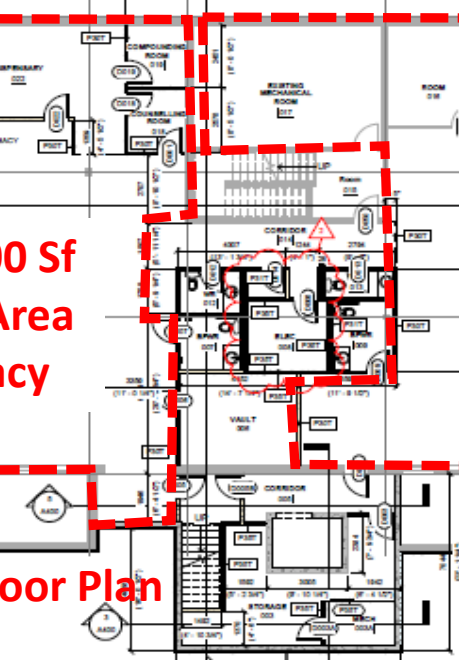
Main Floor Plan



**Approx. 4,600 Sf
Net Usable Area
For Pharmacy**

**Approx. 5,000 Sf
Net Usable Area
Other Medical
Specialists**

Walk-up Basement Floor Plan



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