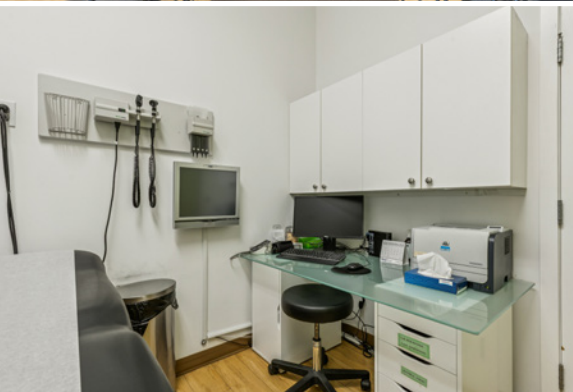




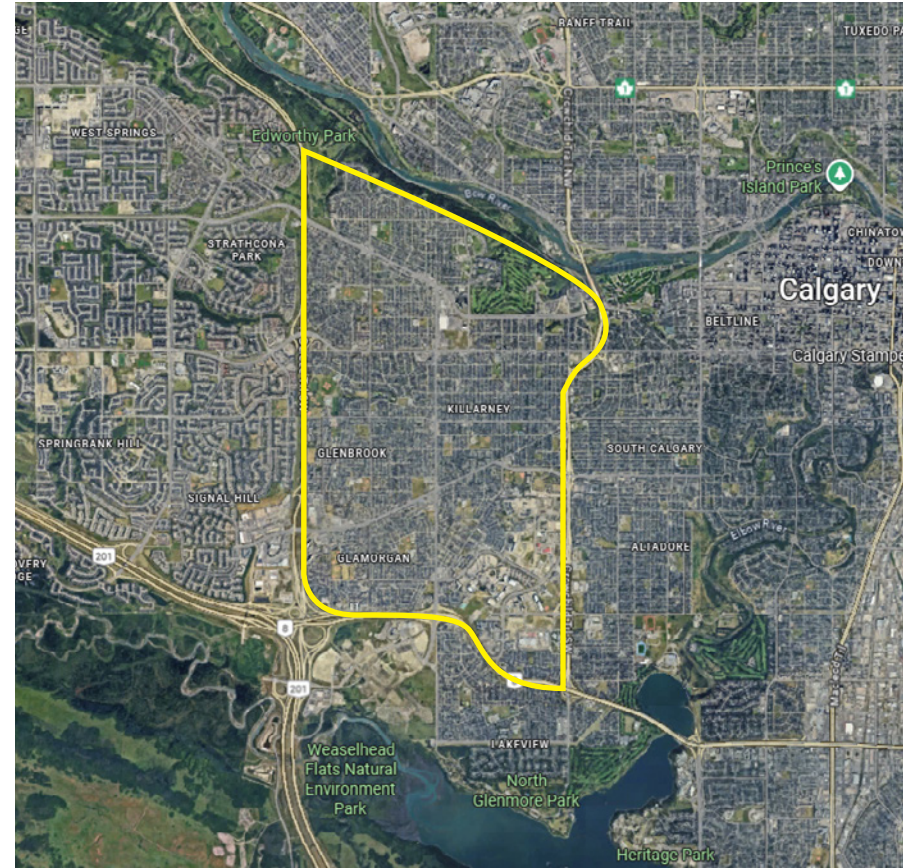
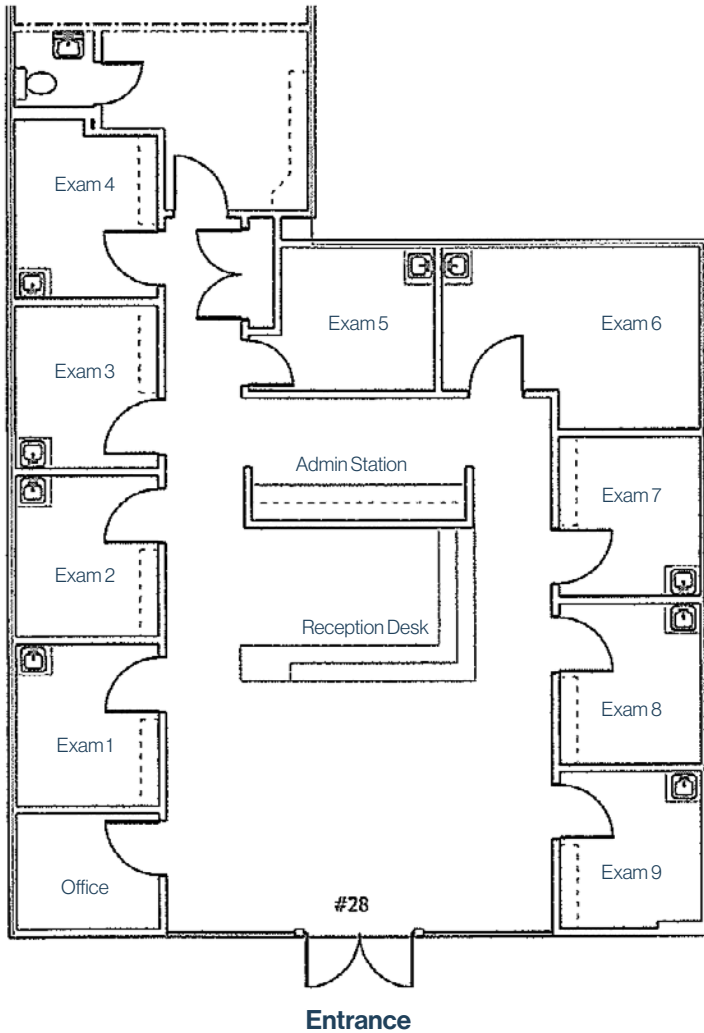
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Established	2010
Size	1,750± SF
Offerings	• Family medicine and preventive care • Chronic disease management • Women's health services • Minor procedures and treatments • Specialist referrals and coordinated care
Asking Price	Contact for Details
Parking	Ample Surface

- **Established and Trusted Practice** – Serving the community for 15 years with a strong, loyal patient base.
- **Physician Retention** – Doctor willing to stay post-sale, ensuring seamless continuity of care.
- **Prime High-Traffic Location** – anchored by National Tenants, offering excellent visibility and accessibility.
- **Exceptional Accessibility** – Direct access to C-Train Station and multiple bus routes, plus ample on-site parking.
- **Turnkey Medical Opportunity** – Fully operational clinic with established systems and consistent patient flow.
- **Strong Surrounding Amenities** – Steps from pharmacies, retail shops, dining, and essential services that enhance patient convenience.
- **Reputable Community Presence** – Known for compassionate, quality care in a welcoming environment.



NEIGHBORHOOD
SW Calgary
Community



POPULATION
3KM
81,079



MEDIAN AGE
39.9



HOUSEHOLD INCOME
\$93,921



TRAFFIC COUNT
33,000 VPD

Thank you for your Interest



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