

\$1,499,999 - 4, 3016 5 Avenue Ne, Calgary

MLS® #A2177420

\$1,499,999

0 Bedroom, 0.00 Bathroom,
Commercial on 1.94 Acres

Franklin, Calgary, Alberta

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.

Built in 1978

Essential Information

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|-----------|-------------|
| MLS® # | A2177420 |
| Price | \$1,499,999 |
| Bathrooms | 0.00 |
| Acres | 1.94 |



| | |
|------------|------------|
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 4, 3016 5 Avenue Ne |
| Subdivision | Franklin |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2a 6k4 |

Amenities

| | |
|----------------|-----|
| Parking Spaces | 132 |
|----------------|-----|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|--------------|-----------------|
| Roof | Asphalt/Gravel |
| Construction | Brick, Concrete |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | November 5th, 2024 |
| Days on Market | 291 |
| Zoning | commercial I-bf1.0 |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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