\$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

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

Date Listed November 5th, 2024

Days on Market 357

Zoning commercial I-bf1.0

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.