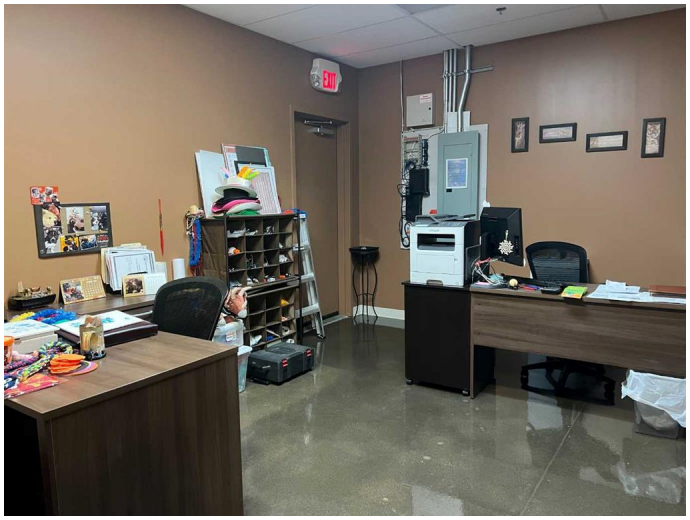
$20 - 125, 4720 106 Avenue Se, Calgary

MLS® #A2184862

$20
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres



East Shepard Industrial, Calgary, Alberta

Prime leasing opportunity in South Calgary! This ground-floor unit is perfectly designed and ready to go as a TURN-KEY small veterinary clinic and fully operational doggy daycare. With a high potential for the current client base to follow new ownership, the transition for new tenants is made even easier. The existing business has been successfully established for the past decade, offering a high degree of recognizable marketing and exposure on busy 106th Ave, a prime location for attracting new clients.

The building offers a polished and professional atmosphere that leaves a lasting impression on clients and staff alike. Fully wheelchair accessible, the property includes a main-level entry and an elevator for convenient access to upper floors. Highly efficient systems keep operating costs notably lower than comparable properties in the area. Flexible lease terms are available, including short-term options starting at just six months, allowing you to test and grow your business.

Conveniently located just 2 minutes away from popular spots like Tim Hortons and Subway, you'll enjoy easy access to local amenities while your clients benefit from the same.

Don't miss this incredible opportunity to lease a turn-key space for your business in one of South Calgary's most efficient and professional buildings. Schedule your viewing

today!

Built in 2014

Essential Information

MLS® #	A2184862
Price	$20
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	125, 4720 106 Avenue Se
Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0G4

Additional Information

Date Listed	January 3rd, 2025
Days on Market	119

Listing Details

Listing Office	Coldwell Banker Mountain Central

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