\$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 346

Zoning commercial I-bf1.0

Listing Details

Listing Office RE/MAX House of Real Estate

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