



Alberta Professional Centre
320-23 Avenue, S.W.

100 MISSION PHARMACY	210 DALGO FRESH INTERNATIONAL CANADA INC
101	300 DR. YOUNG / DR. BRYDEN
102 FRAGMENTS HAIR DESIGN INC.	302 DR. NICHOL / DR. PERELES
103 MIDTOWN DENTAL	303 DR. L. LOVO / DR. T. BRANDON
104 TELA CONDOMINIUMS	304 HI TECH DENTAL SERVICES INC.
105	305 (H.U.M.) HEALTH UPWARDLY MOBILE
200 ENDEARING SMILES	306
202	400 REDFALL TECHNOLOGIES INC.
204 ISHIYAMA CLINIC	401 THE READING FOUNDATION
208 ALBERTA VIEWS	406 DR. GLENN HAIN / DR. SARA GUTHRIE
209 DR. J. CHAU / DR. B. MECHOR / DR. C. SCARFF	407 MISSION HEALTH ENDEMOLOGIE CENTRE

MIDTOWN DENTAL
Suite 103 • 403-228-5629
Full Service Dental Clinic

320 23rd Avenue SW | Calgary, AB

Alberta Professional Centre

Office and Medical Space For Lease

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Brittany Block

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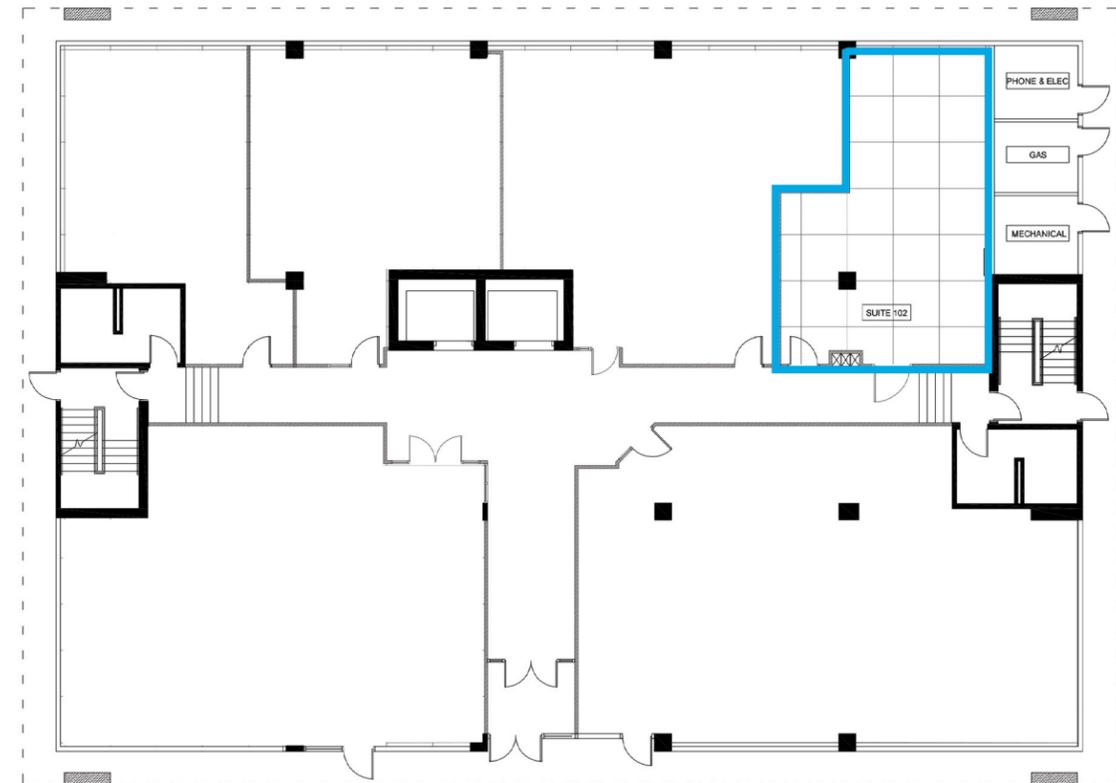
Property Overview

Available Space	Suite 102: 759 SF	Dental Lab with Venting
	Suite 209A: 1,129 SF] 3D Virtual Tour // Contiguous for 2,513 SF
	Suite 209B: 1,384 SF	
	Suite 305A: 1,007 SF - <i>Leased</i>	
	Suite 305B: 1,133 SF] Contiguous for 2,498 SF
	Suite 306: 1,365 SF	
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs (2024 Estimate)	CAM: \$15.70 PSF/Annum	
	Tax: \$3.55 PSF/Annum	
	Total: \$19.25 PSF/Annum	
Term	3-10 Years	
Parking	1 Stall Per 750 SF	
	\$175/Stall/Month	
	18 Additional Visitor Stalls	
	Ample Street Parking on Both Sides of Street Directly in Front of Building	
Building Hours	6:40am to 7:00pm // Monday to Friday	
	Building Intercom & Buzzer System Available for After Hours	
Fibre Provider	Shaw Hybrid Fibre	
Building Size	35,028 SF	
Year Built	1981	
Floors	4	

Floor Plans



Main Floor



Suite 102 | 759 SF

- Dental Lab with Venting

Vehicle Access



Downtown
10 minutes



Macleod Trail
7 minutes



Glenmore Trail
11 minutes



Deerfoot Trail
14 minutes

Public Transit Access



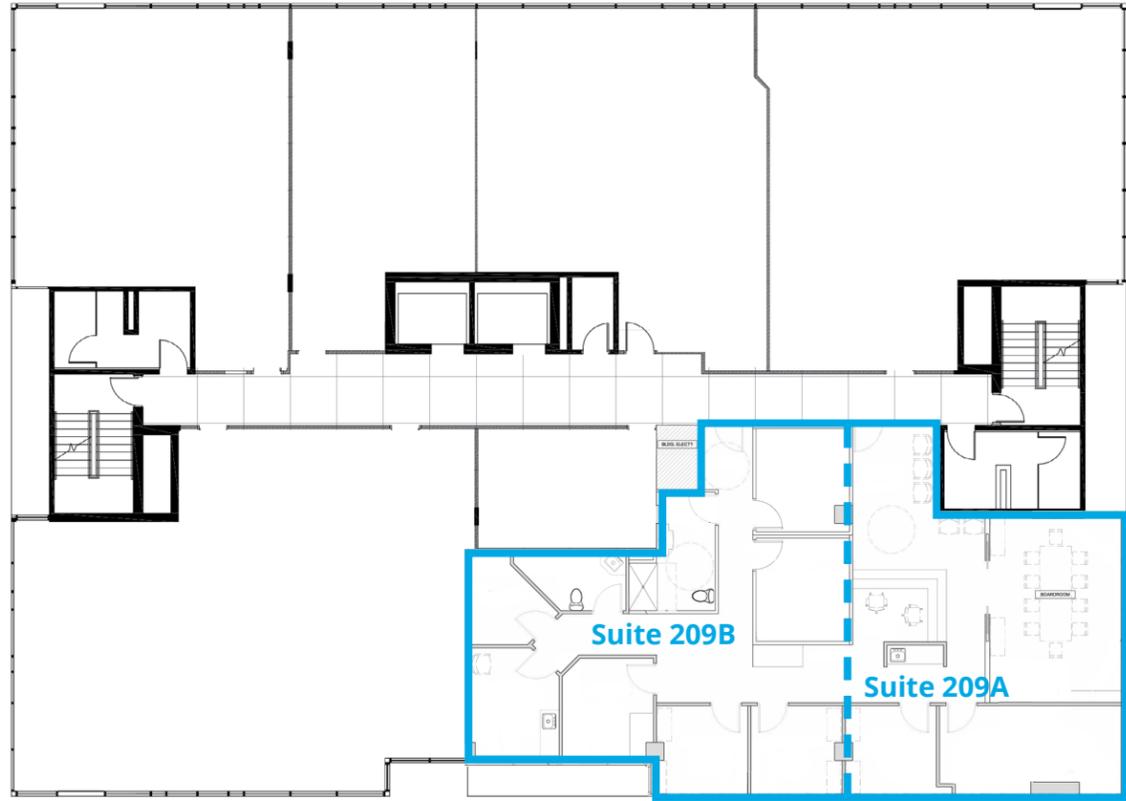
Bus Routes
#3, #17, #449



Erlton Stampede LRT
1.1 km

Floor Plans

Second Floor



Suite 209A | 1,129 SF

- 2 Offices
- Kitchenette
- Boardroom
- Reception

Suite 209B | 1,384 SF

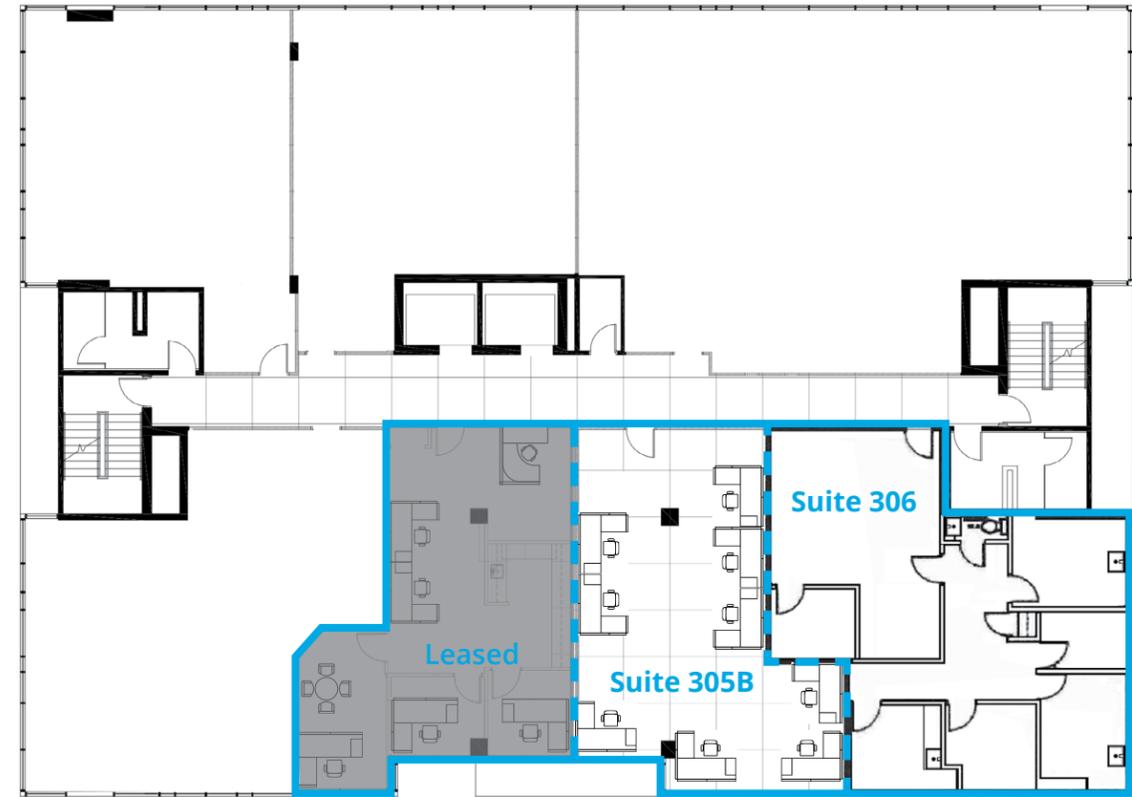
- 5 Offices
- Kitchen
- Washroom and Shower
- Storage

Contiguous for 2,513 SF

[Click Here for Virtual Tour](#)

Floor Plans

Third Floor



Suite 305A | 1,007 SF - Leased

- 3 Offices
- Kitchenette
- Open Area
- Reception

Suite 305B | 1,133 SF

- Base Building Condition
- Proposed Layout:
Open Area for ±9 Workstations

Suite 306 | 1,365 SF

- 2 Offices
- 2 Exam Rooms
- Storage Room
- Kitchen
- Reception Area
- Dedicated Washroom

Contiguous for 2,498 SF

Photos



Photos





Colliers

Seed N Salt

Shokunin

Roy's Korean Kitchen

Rajdoot Restaurant

Blaze Pizza

One Cycle

Anejo

Blowers & Grafton

OEB Breakfast Co

Peasant Cheese

Phil & Sebastian

Purple Perk

RBC Royal Bank

Starbucks

Mercato

Fraser & Fig

Famoso Pizzeria

BMO Bank of Montreal

Yann Haute Patisserie

Lululemon

Barry's

Bin 905

Subway

Vin Room

Citizen Salon

Joyce on 4th

Mucho Burrito

Earls Tin Palace

Shoppers Drug Mart

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