



For SALE 4 Parkdale Crescent NW, Calgary AB

Medically zoned standalone building close to the Foothills Hospital

This building can be made partially or fully vacant, providing flexibility for owner users of various sizes

SPACE PROFILE

10,383 SF
Total SF

Immediate
Availability

\$3,900,000
Asking Price

CN-1
Zoning





MAIN FLOOR

±3,405 SF

PERMITTED USES

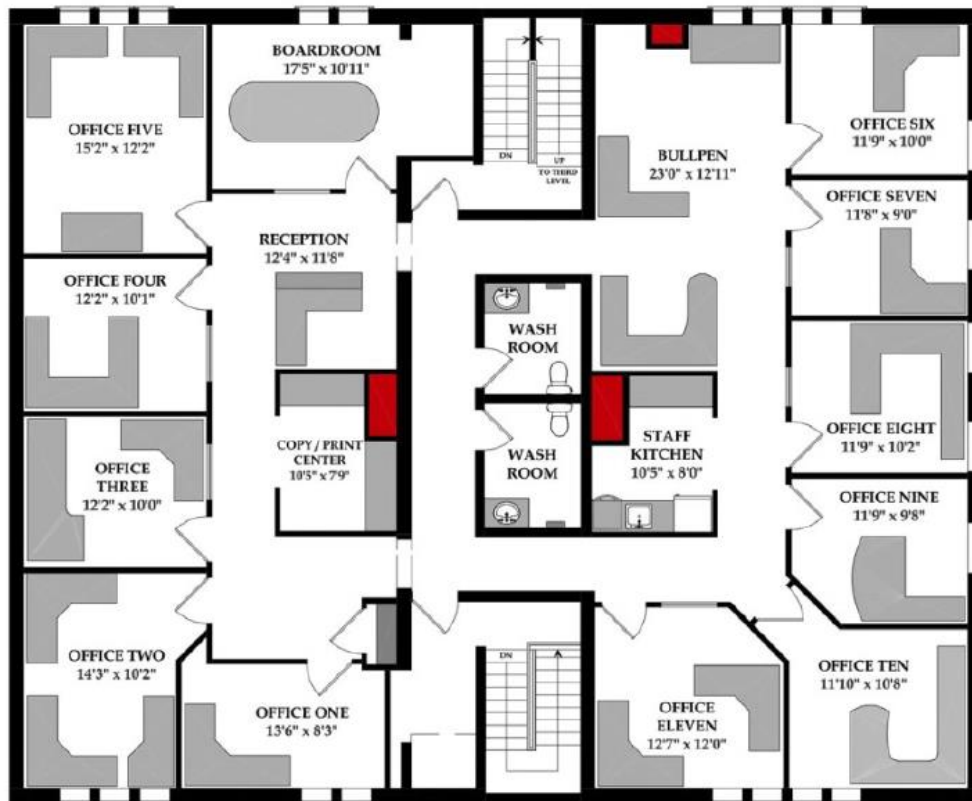
- Healthcare Service
- Retail and Consumer Service
- Pet Care Service
- Office
- Instructional Facility

DISCRETIONARY USES

- Child Care Services
- Cannabis store/Liquor Store
- Service Organization
- Social Organization

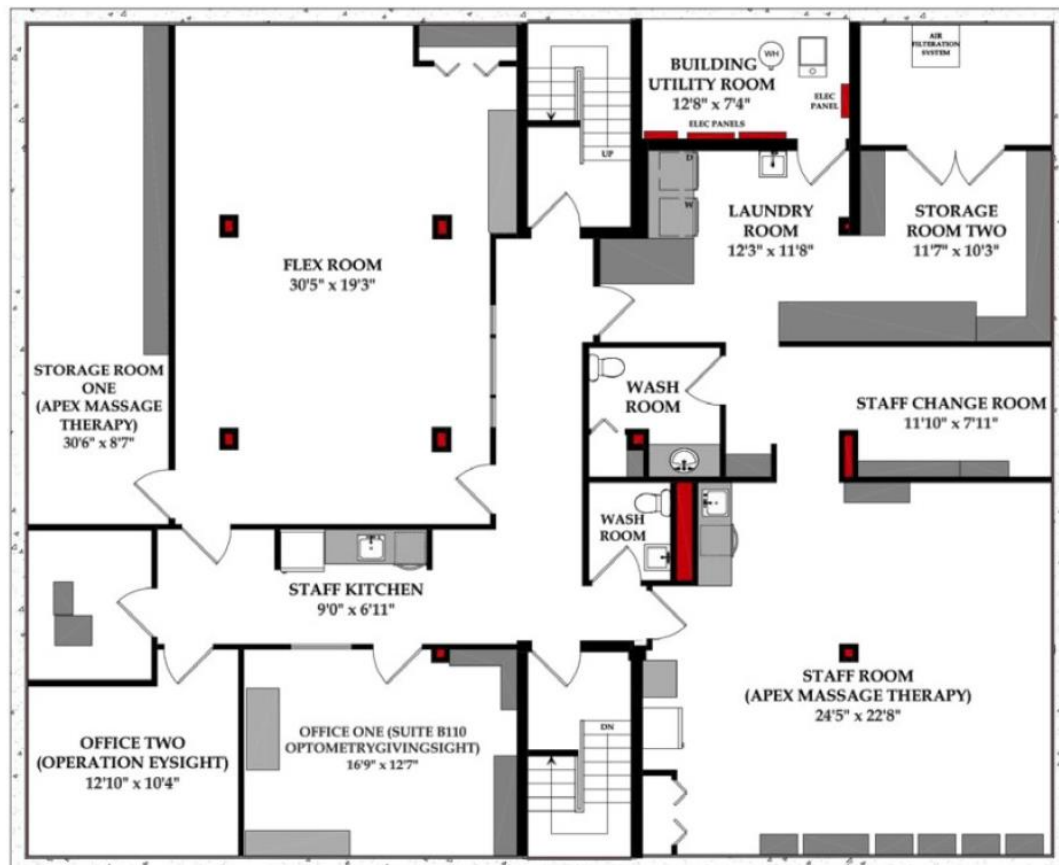
KEY HIGHLIGHTS

- Situated in the NW neighborhood of Parkdale
- 3 levels
- Flexible timing
- Ample shared visitor parking, dedicated staff parking
- Easily accessible to downtown Calgary via Memorial Drive
- Numerous amenities in walking and short driving distance
- Located close to the Bow River pathways
- Located only 2.2 km from the Foothills Medical centre and 3.3 km from the Alberta Children's Hospital
- Short drive to the University of Calgary



SECOND FLOOR

±3,405 SF



LOWER LEVEL

±3,405 SF



Paul McKay

Vice Chairman

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