

# FOR SALE

# 1111 6th Avenue SW

## OPPORTUNITY TO OWN MEDICAL SPACE

1,969 Square Feet

1 Titled parking Stall

2 clinic visitor stalls

The clinic is situated in the  
densely populated downtown  
west end



## NUWEST MEDICAL CENTRE

### VIRTUAL TOUR

134 & 138, 1111 6TH AVENUE SW

FULLY FIXTURED MEDICAL OFFICE

8 EXAM ROOMS

1 PROCEDURE ROOM

ACCESSIBLE WASHROOMS

KITCHEN / MEETING ROOM



CORECommercial.ca

Canada Place, Suite 830 2407 2

Street SW

Calgary, AB T2P3H7

## FLOOR PLAN



**CORE**  
COMMERCIAL  
REAL ESTATE

# FOR SALE MEDICAL SPACE 1111 6th Avenue SW

## CONDO INFORMATION

CONDOMINIUM PLAN 0511941

UNIT 4

AND 40 UNDIVIDED ONE TEN THOUSANDTH SHARES  
IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 3

AND 51 UNDIVIDED ONE TEN THOUSANDTH SHARES  
IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

UNIT 308

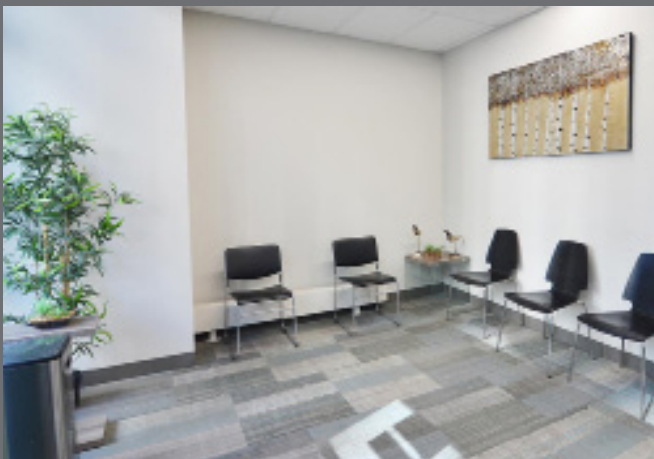
AND 1 UNDIVIDED ONE TEN THOUSANDTH SHARES  
IN THE COMMON PROPERTY  
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDO FEES:

UNIT 4: \$644.50 / Month

UNIT 3: \$495.77 / Month

PROPERTY TAXES: \$18,084



## DEMOGRAPHICS

### HOUSEHOLDS

	2 KM	5KM
2023 HOUSEHOLDS	43,277	120,328
2026 HOUSEHOLD PROJECTION	47,035	132,027
ANNUAL GROWTH 2023-2026	2.9%	3.2%

### INCOME

AVERAGE HOUSEHOLD INCOME	\$126,127	\$143,497
PER CAPITA INCOME	\$74,453	\$83,938



## CONTACT

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