

TURN-KEY MEDICAL
// 1,436 SF

FOR LEASE

4306 RICHMOND ROAD SW, CALGARY, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



- CDN Global Commercial Real Estate Advisors is pleased to present an opportunity for a Tenant to join a dynamic group of Medical professionals (Medical, Dental and Physiotherapy Clinics) in an exclusive high exposure medical building.
- This 1,436 sf turn-key space offers a large reception, waiting room, 4 examination rooms / offices, washrooms & staff room with a kitchenette (staff room is shared with the adjacent general practitioner)
- The passenger elevator accesses the 2nd floor medical practice and the parkade.
- This medical building is located on the high traffic, Richmond Road SW
- The building boasts an underground parkade plus surface parking and has a bus stop within steps of the property.

PROPERTY OVERVIEW

Address:	4306 Richmond Road SW Calgary, AB
District:	Glenbrook
Zoning:	DC
Year Built:	TBV
Area available:	1,436 SF

Parking:	Heated underground & Surface
Base Rent:	Mid \$30's PSF
Additional Rent:	\$20.00 PSF (Est 2024)
Availability:	Immediate

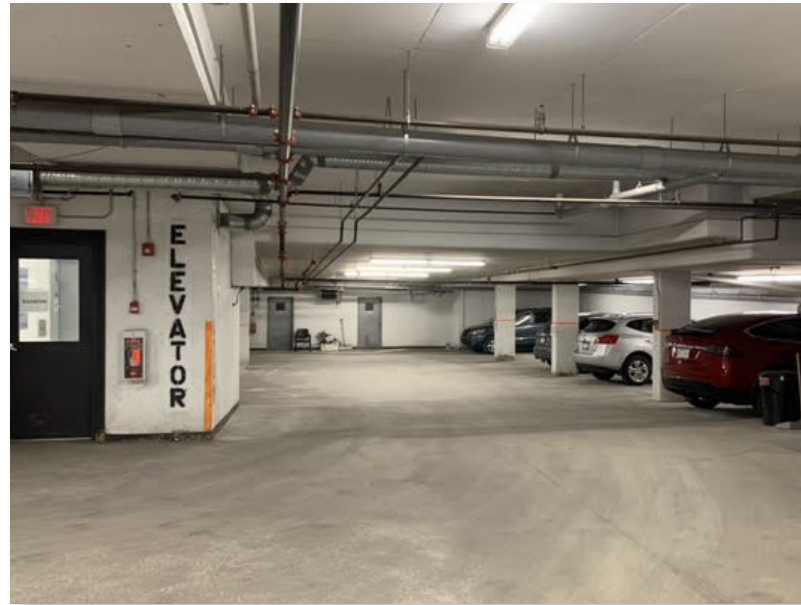
INTERIOR FEATURES // 4306 Richmond Road SW



Features:

Top left photo of main waiting room.

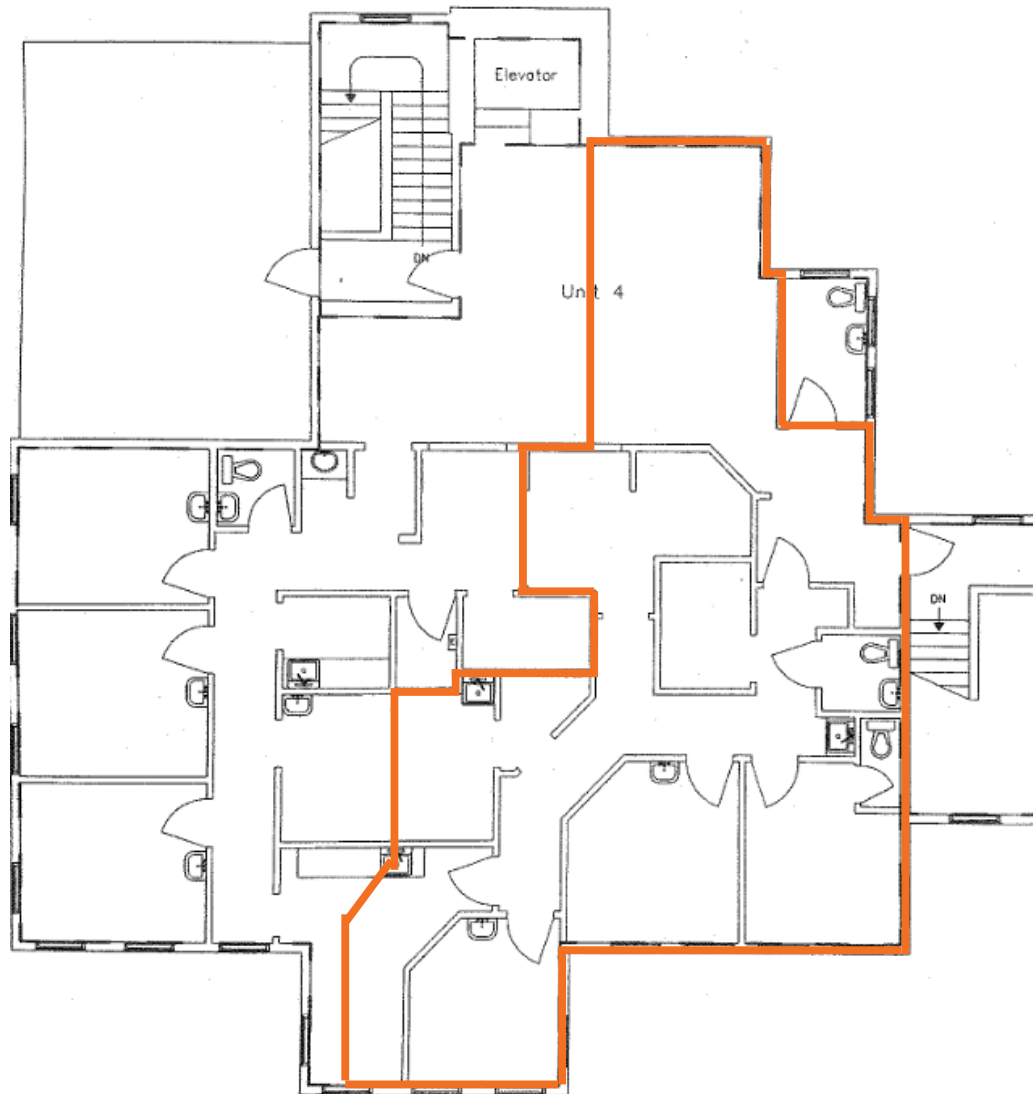
Top right photo of exam room.



Bottom left photo of parkade entrance.

Bottom right photo of available underground parking.

FLOOR PLANS



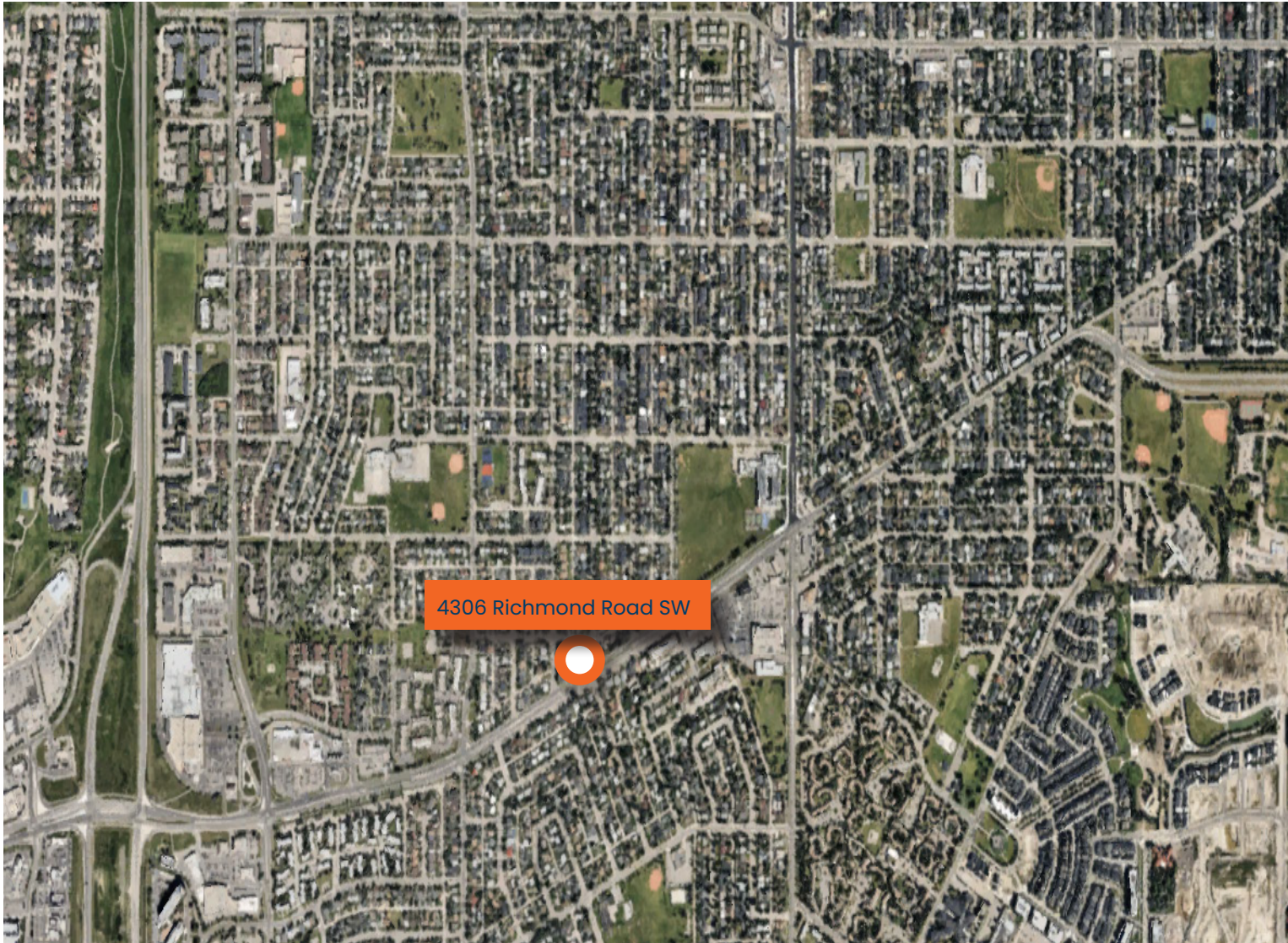
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LOCATION



Located in SW Calgary, Glenbrook district, with convenient access to major thoroughfares for shipping and distribution. Including Sarcee Trail SW, and Stoney Trail S.

Successful retail businesses within the immediate area:
Alberta Precision Laboratories (APL) Safeway, London Drugs, Canadian Tire, and more.

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Bus / Train Routes



Drive Times: Downtown: 15 minutes Hwy 201: 20 minutes Calgary Airport: 30 minutes