

AVISON
YOUNG

FOR SALE

CENTURY HEALTH & WELLNESS CENTRE

 4620/4624 16 AVENUE NW, CALGARY



**A PREMIER MEDICAL & PROFESSIONAL OFFICE SPACE
IN CALGARY'S VIBRANT MONTGOMERY COMMUNITY.**

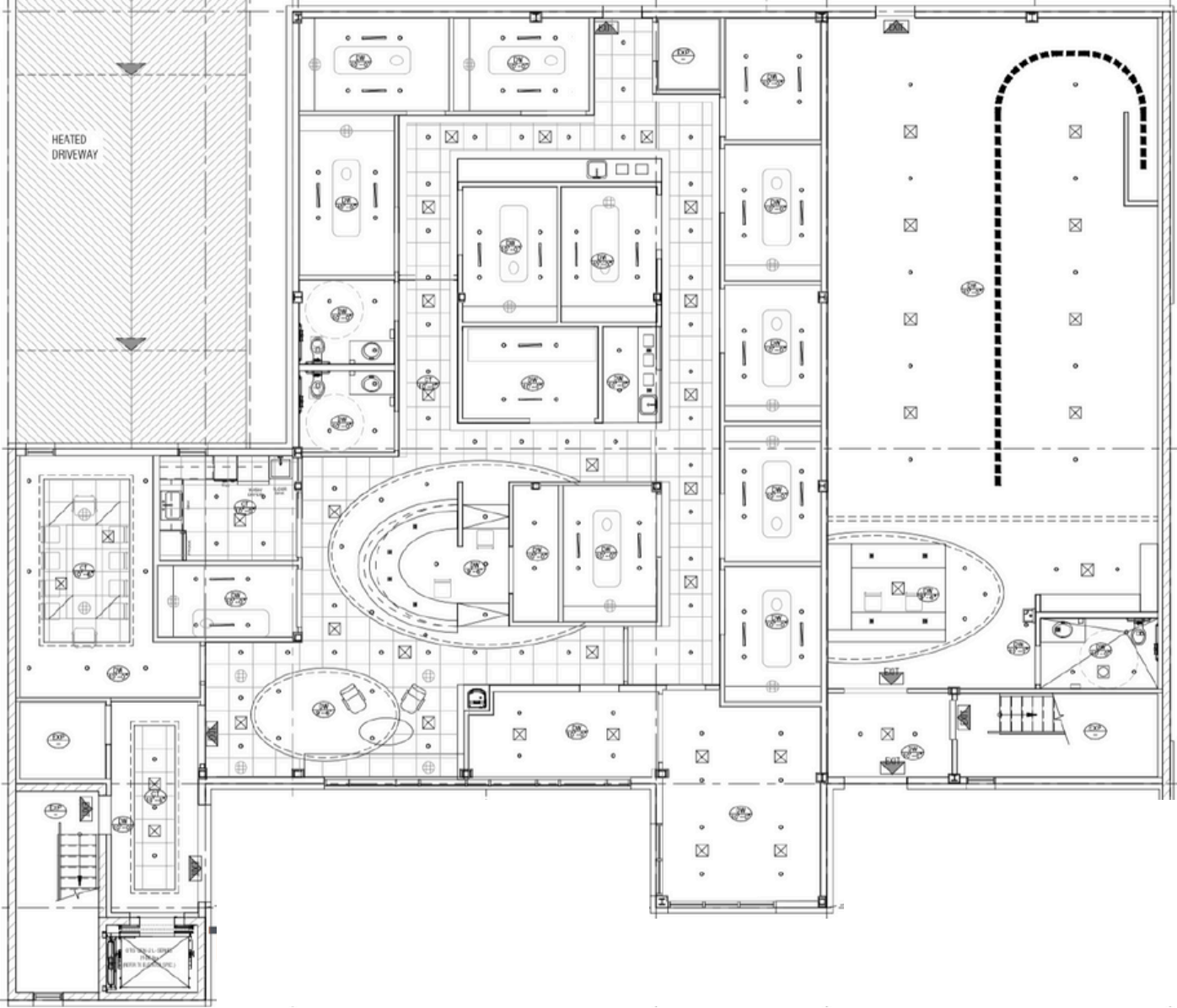
Property Details

Municipal Address	4620/4624 16 Avenue NW, Calgary, AB	
Property Type	Medical / Professional Office Building	
Building Size	Total Leasable Space: 12,744 sf <ul style="list-style-type: none">◦ Main Floor: 6,372 sf◦ Top Floor: 6,372 sf	
Parking:	<ul style="list-style-type: none">• 23 Underground Stalls• 2 Above-Ground Stalls	
Zoning	C-COR2f4.5h22 (Commercial - Corridor 2)	
Number of Storeys: 2	Site Size 0.28 Acres	Year Built: 2018



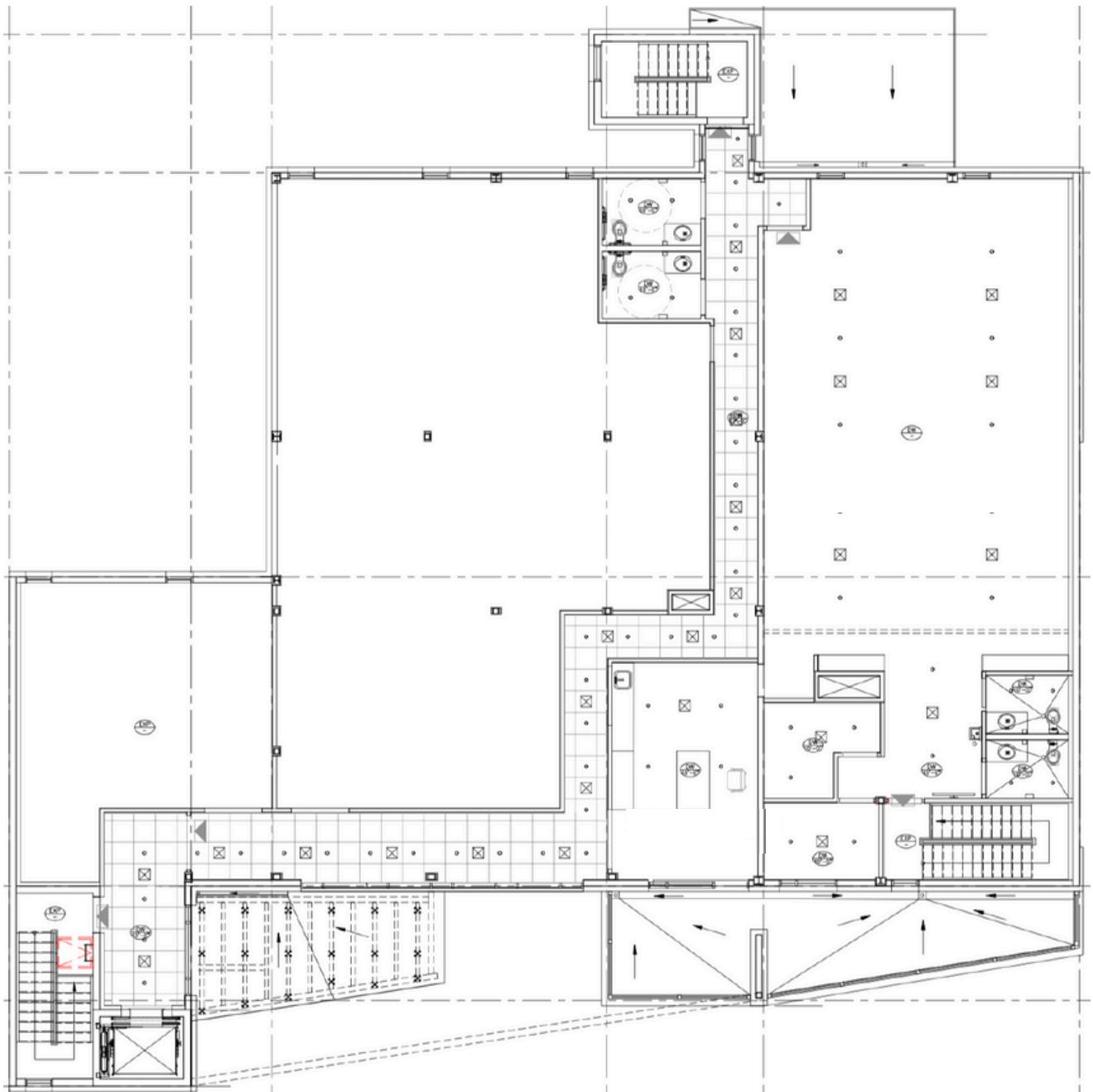
Main Floor

6,372 sf



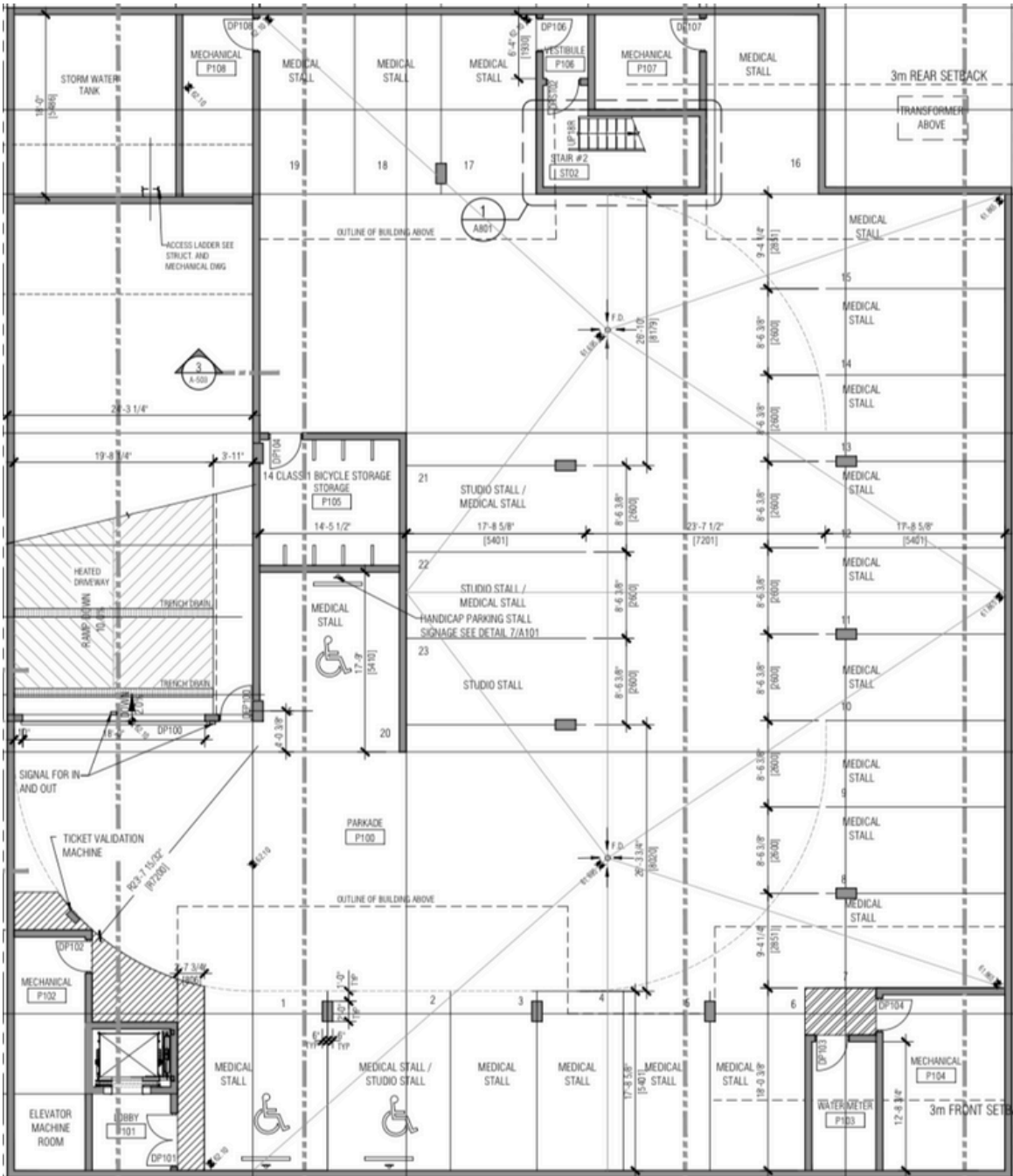
Second Floor

6,372 sf



Parking (25 Stalls)

23 U/G + 2 A/G





Premium Renovations

Built in 2018, this two-storey building features modern, high-end finishes, creating a polished environment. It is highly marketable to tenants, owner-users, and investors, with strong sale-leaseback potential.

Prime Location

Located on Calgary's 16 Avenue NW in Montgomery, this property enjoys high visibility, steady traffic, and quick access to key destinations like downtown, Market Mall, and Foothills Medical Centre, attracting diverse tenants

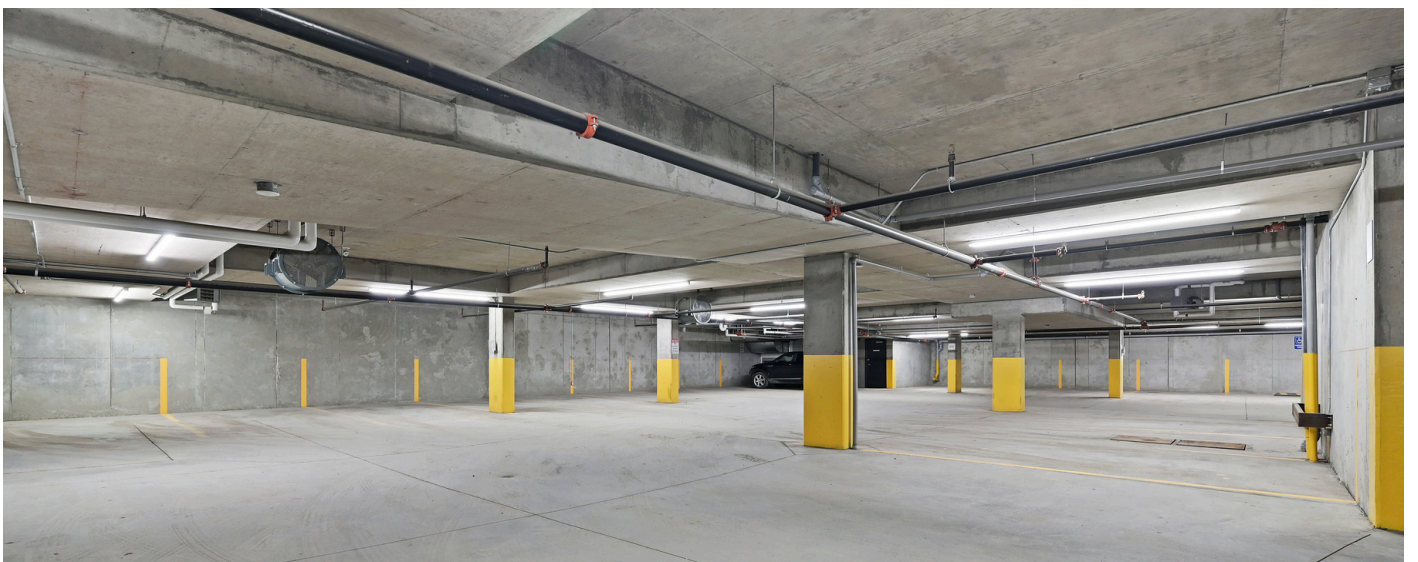
Main Floor



Second Floor



Parking



CONTACT US FOR MORE DETAILS

4620/4624 - 16 AVENUE NW
CALGARY, AB



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