

RECENTLY UPGRADED WITH A BRAND-NEW ROOF

FOR SALE

# 5600 ELBOW DRIVE SW

RARE HIGH-EXPOSURE STANDALONE  
OPPORTUNITY ALONG ELBOW DRIVE



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# Property Details

5600 ELBOW DRIVE SW

## Property Type

Standalone Building

## Land Size

5,965 sf

## Building Size

1,127 sf (Main building)

287 sf (Secondary building)

**1,414 sf (Total)**

## Year Built

1952

## Property Tax

\$14,166.76/annum

## Parking

Up to 9 stalls (surface tandem)

Street parking available

## Zoning

Direct Control 54Z96



## Property Highlights

### Opportunity

Fully built-out dental facility

### Location

Prime location on Elbow Drive

### High Exposure

Pylon sign directly on Elbow Drive with excellent exposure

### Parking

Ample on-site parking for up to 9 cars in tandem configuration

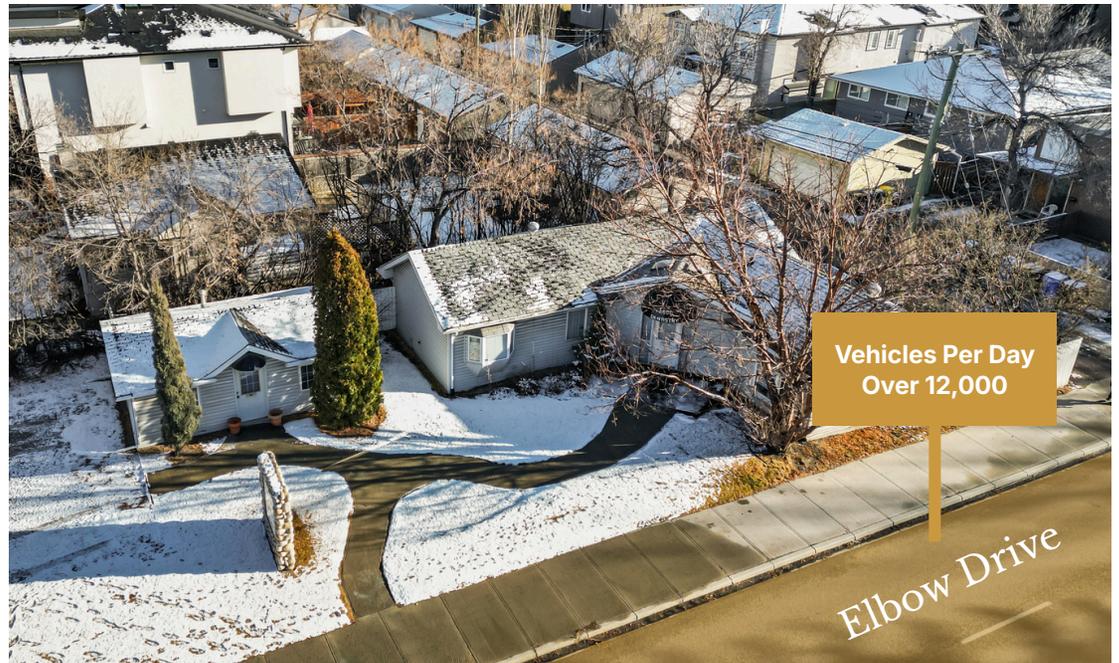
Free street parking

### Flexible Zoning

Ideal for professional & health-service users

### Amenity Rich

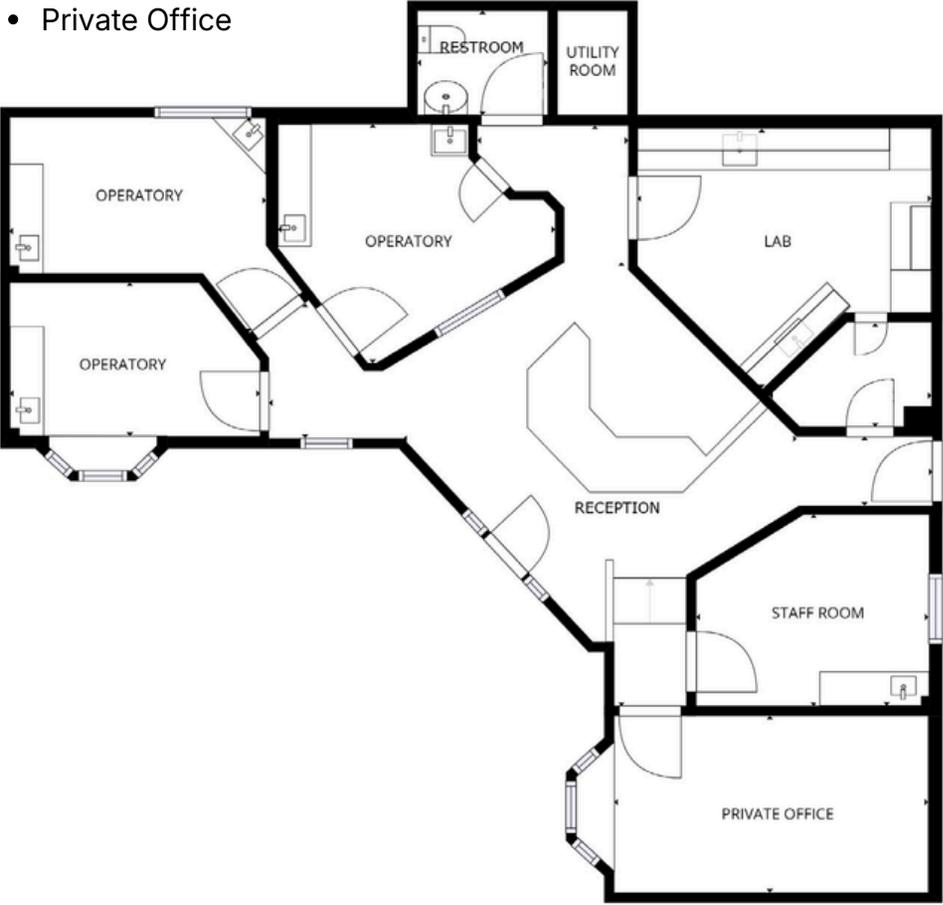
Minutes to Restaurants, Cafés, and amenities



# Main Building

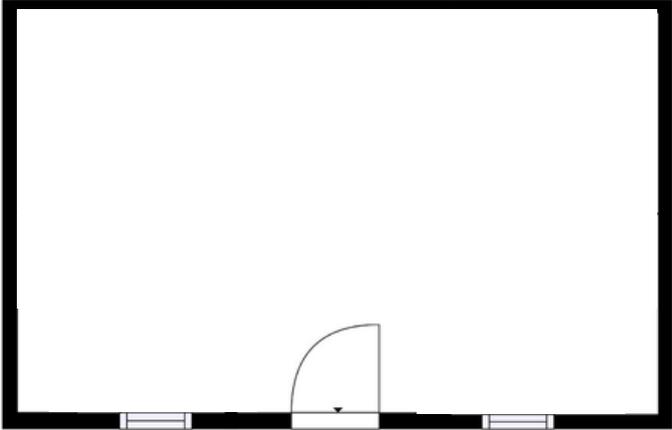
1,127 sf

- 3 Operatories
- Staff Room
- Dental Lab
- Reception
- Private Office



# Secondary Structure

287 sf



Building Photos



# FOR MORE INFORMATION

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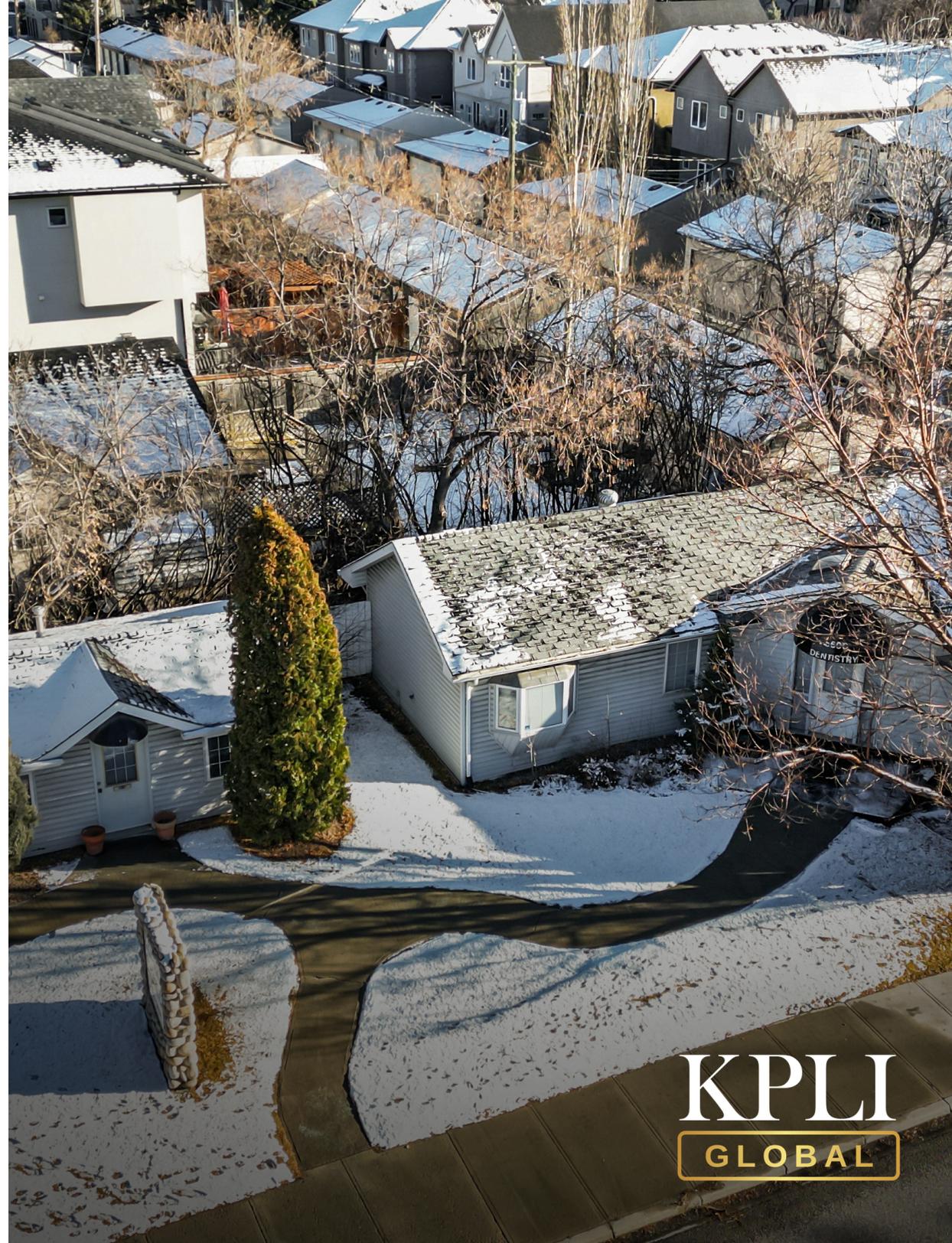
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