

# \$1,499,999 - 4, 3016 5 Avenue Ne, Calgary

MLS® #A2177420

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.94 Acres

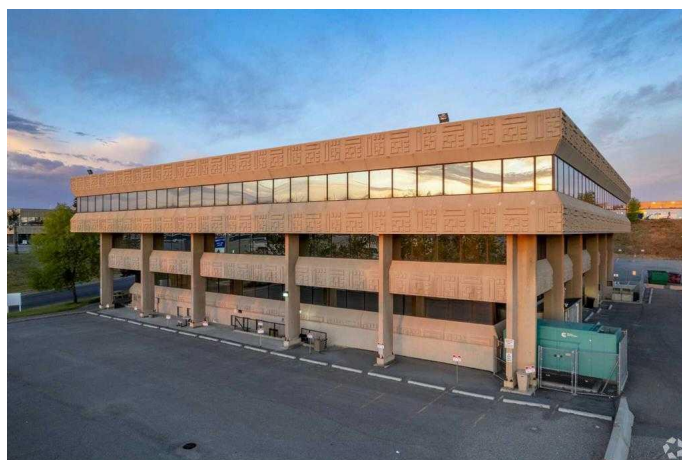
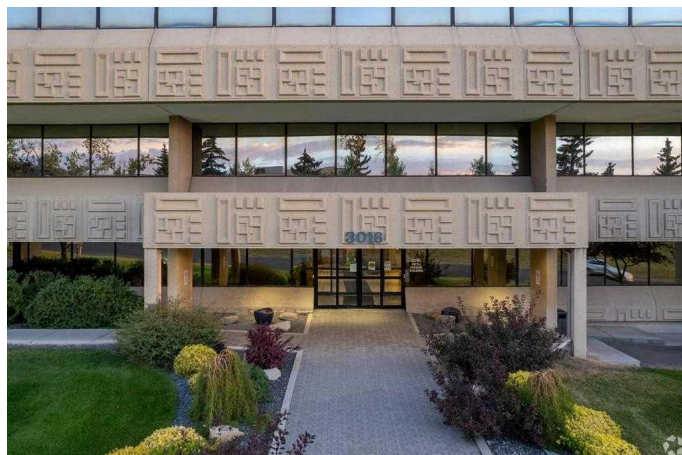
Franklin, Calgary, Alberta

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.

Built in 1978

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2177420    |
| Price     | \$1,499,999 |
| Bathrooms | 0.00        |
| Acres     | 1.94        |



|            |            |
|------------|------------|
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4, 3016 5 Avenue Ne |
| Subdivision | Franklin            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2a 6k4             |

### **Amenities**

|                |     |
|----------------|-----|
| Parking Spaces | 132 |
|----------------|-----|

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt/Gravel  |
| Construction | Brick, Concrete |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2024 |
| Days on Market | 169                |
| Zoning         | commercial I-bf1.0 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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