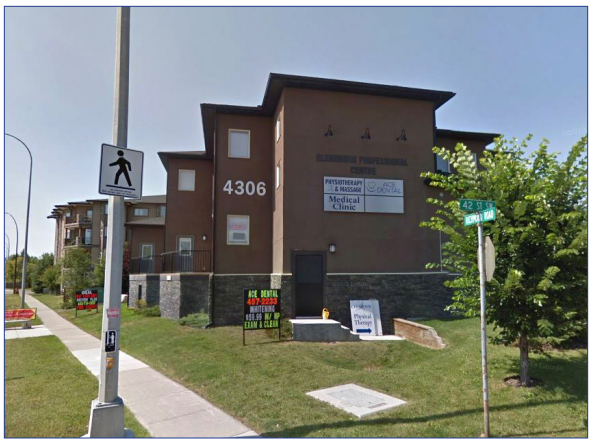
INVESTMENT OPPORTUNITY

UNIT 111, 4306 RICHMOND ROAD SW CALGARY, ALBERTA



HIGHLIGHTS

- **Medical business and office with a 1/4 ownership in land and building**
- Reception, waiting room, 4 offices, examination rooms, washrooms & staff room
- Located on a high profile corner in Glenbrook on Richmond Road SW
- **Elevator**, underground parkade plus surface parking.
- Potential to purchase an additional 1/4 ownership for a total of 50% ownership of land and building
- Tax Assessment is $6.5M
- Well maintained building

PROPERTY DESCRIPTION

Asking Price:	$1,200,000 **Creative Purchase Options Considered**
Available Area:	1,436 sq. ft.
Site Size:	Approximately 15,000 sq ft (TBV)
Existing Medical Practice:	3,000 +/- Patients; $30K/Month Revenue
Notes:	Share sale – purchase of $1.2M provides purchaser with 25% ownership of the land and building, exclusive use of unit 111 (1,436 square feet) and ownership of the existing medical practice. Option to purchase additional 25% ownership as well.

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PHOTOS

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LOCATION

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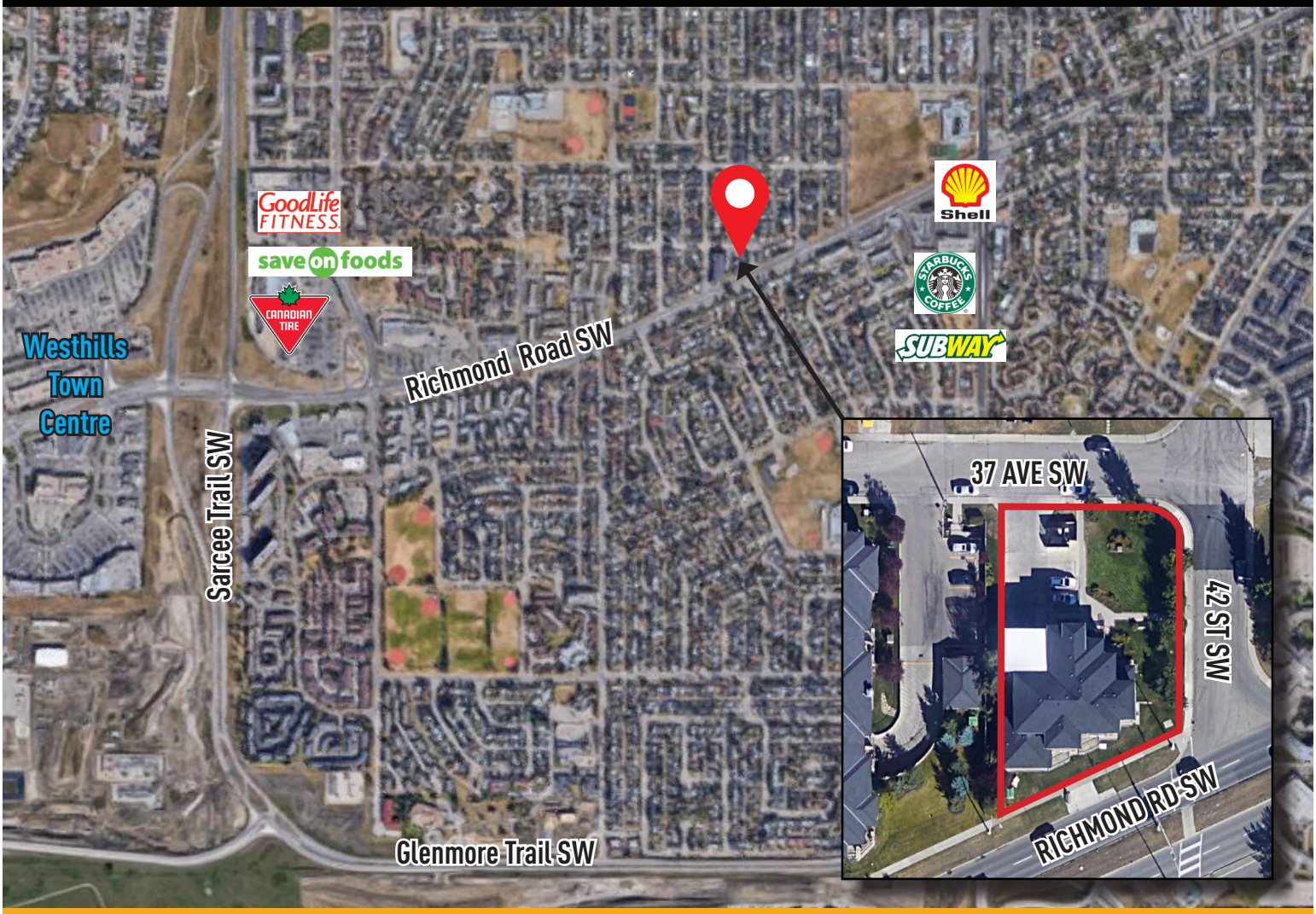

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