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## 902 9 Avenue SW Calgary, Alberta

MLS # A2232286



\$2,999,999

Division: **Downtown Commercial Core** Type: Office Medical ,Mixed,Professional Service,Professional/Office **Bus. Type:** Sale/Lease: For Sale Bldg. Name: Springhetti Dental Building **Bus. Name:** Size: 7,849 sq.ft. Zoning: CR20-C20/R20 Addl. Cost:

**Heating:** Forced Air Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: Water: Lot Size: 0.15 Acre Sewer: Lot Feat:

Inclusions:

n/a

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab— with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.