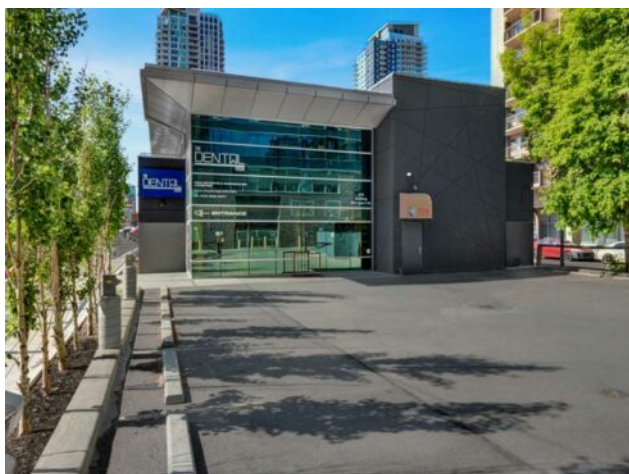


902 9 Avenue SW
Calgary, Alberta

MLS # A2232286



\$3,200,000

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

Heating: Forced Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

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.