

780-832-5880

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2 & 3, 6833 26 Avenue NE Calgary, Alberta

MLS # A2270863



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

NA

\$35 per sq.ft.

Division:	Pineridge	
Туре:	Retail	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,972 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

1,972 SF main-floor commercial unit for Medical Clinic, strategically located next to pharmacy for strong complementary traffic.

Possession available March 1, 2026. Perfect opportunity for family physicians seeking a medical location in a high-demand Pineridge NE Calgary corridor. Basic Rent - Year 1-3 \$35 PSF, Year 4-7 \$37 PSF, Year 8-10 \$39 PSF. Operation Cost \$19.47 (TBV). Unit 2 and 3