

125, 4720 106 Avenue SE  
Calgary, Alberta

MLS # A2184862



## \$20

Division: East Shepard Industrial

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,326 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Prime leasing opportunity in South Calgary! This ground-floor unit is perfectly designed and ready to go as a TURN-KEY small veterinary clinic and fully operational doggy daycare. With a high potential for the current client base to follow new ownership, the transition for new tenants is made even easier. The existing business has been successfully established for the past decade, offering a high degree of recognizable marketing and exposure on busy 106th Ave, a prime location for attracting new clients. The building offers a polished and professional atmosphere that leaves a lasting impression on clients and staff alike. Fully wheelchair accessible, the property includes a main-level entry and an elevator for convenient access to upper floors. Highly efficient systems keep operating costs notably lower than comparable properties in the area. Flexible lease terms are available, including short-term options starting at just six months, allowing you to test and grow your business. Conveniently located just 2 minutes away from popular spots like Tim Hortons and Subway, you'll enjoy easy access to local amenities while your clients benefit from the same. Don't miss this incredible opportunity to lease a turn-key space for your business in one of South Calgary's most efficient and professional buildings. Schedule your viewing today!