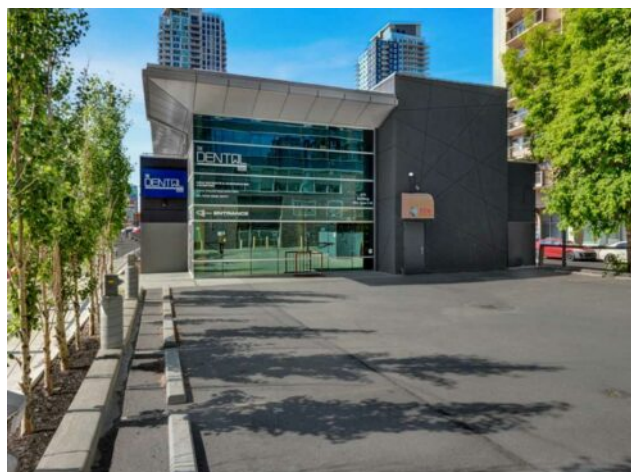


**902 9 Avenue SW
Calgary, Alberta****MLS # A2232286****\$3,200,000**

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.