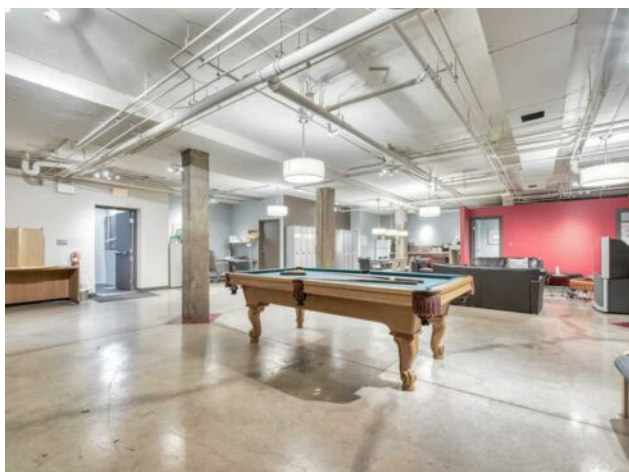


**902 9th Avenue SW
Calgary, Alberta**

MLS # A2257986



\$15

Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,860 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

High-exposure medical office building located in downtown Calgary with excellent visibility and accessibility. The basement level offers 1,860 sq. ft. of functional space, well-suited for a variety of medical, health, or professional service uses. This suite includes two private washrooms for added convenience. One dedicated parking stall is available at \$275 per month, providing valuable access for staff or clients. A strong location in a professional building, ideal for businesses seeking affordable space in Calgary's downtown core.