

**2 & 3, 6833 26 Avenue NE
Calgary, Alberta****MLS # A2270863****\$35 per sq.ft.****Division:** Pineridge**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,972 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** NA

1,972 SF commercial unit for sub lease to a Medical Clinic, next to pharmacy. Perfect opportunity for doctors seeking to build new family practice, relocate your clinic, or expand into a fast-growing neighborhood, this location in Pineridge offers an exceptional opportunity. Basic Rent - Year 1-3 \$35 PSF, Year 4-7 \$37 PSF, Year 8-10 \$39 PSF. Operation Cost \$19.47 (TBV). CRU 2 and 3