

# \$1,499,999 - 4, 3016 5 Avenue Ne, Calgary

MLS® #A2177420

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.94 Acres

Franklin, Calgary, Alberta

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff.

Built in 1978

## Essential Information

MLS® #	A2177420
Price	\$1,499,999
Bathrooms	0.00
Acres	1.94



Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	4, 3016 5 Avenue Ne
Subdivision	Franklin
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2a 6k4

### Amenities

Parking Spaces	132
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### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	November 5th, 2024
Days on Market	166
Zoning	commercial I-bf1.0

### Listing Details

Listing Office	RE/MAX House of Real Estate
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