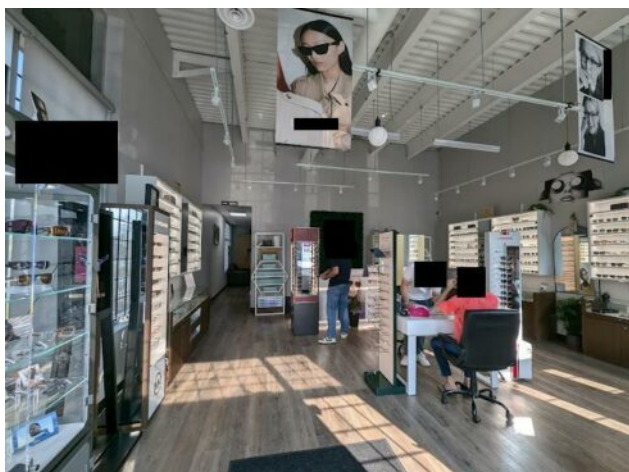


MLS # A2213955

Calgary, Alberta

\$799,000



Division:	Calgary
Type:	Retail
Bus. Type:	Health Services,Medical
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	990 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Asset List to be provided before closing

Purpose-Built Optometry Clinic for Sale | Prime NE Calgary Location. An exciting opportunity to acquire a modern, turnkey eye clinic in Calgary's NE, ideally positioned on a major high-traffic road and surrounded by dense residential neighborhoods. This purpose-built practice is just over a year old and features high-end leasehold improvements included in the sale, along with all essential assets worth \$200k to run a successful optometry business. The clinic is staffed by a skilled team of 2 full-time including the owner and 1 part time, all trained in scribing, allowing the optometrist to focus on exceptional patient care. With growing sales and strong community presence, this high-exposure location offers significant potential for expansion. Monthly rent \$4,311 includes operating costs, making this an excellent value opportunity. Please note: All inquiries are by appointment only. Do not approach staff or visit the clinic without prior scheduling. Contact us today to learn more.