

HEALTH AND MEDICAL
SPACE 1,185 SF - 2,942 SF
CURRENTLY AVAILABLE
FOR LEASE

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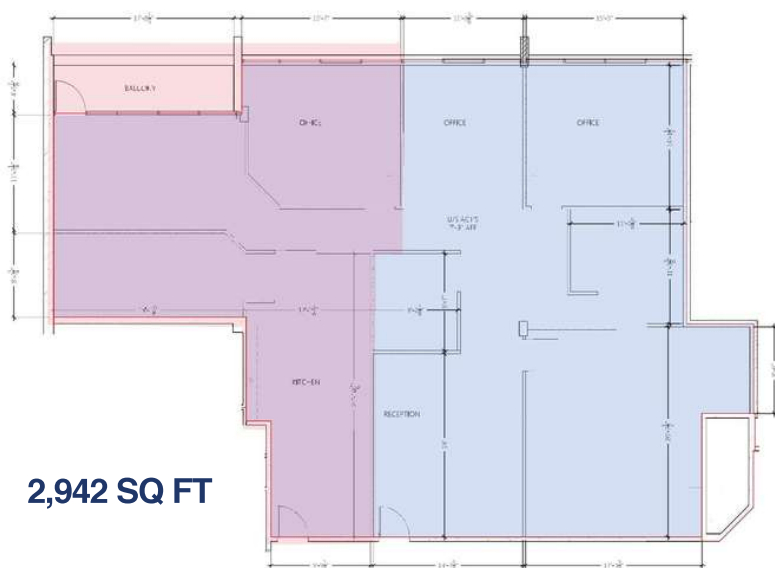
4723 1st Street SW, Unit 340, Calgary, AB T2G 4Y8



403-200-9264 | Jclark@investplusproperties.com
4723 1st Street SW, Unit 340, Calgary, AB T2G 4Y8
www.britanniahealthcenter.com



PROPERTY HIGHLIGHTS

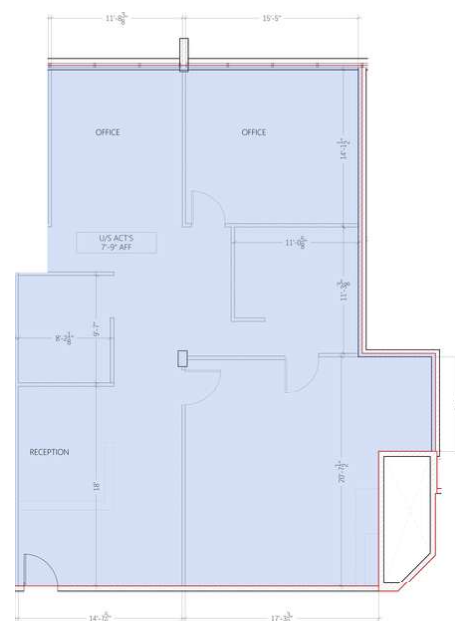
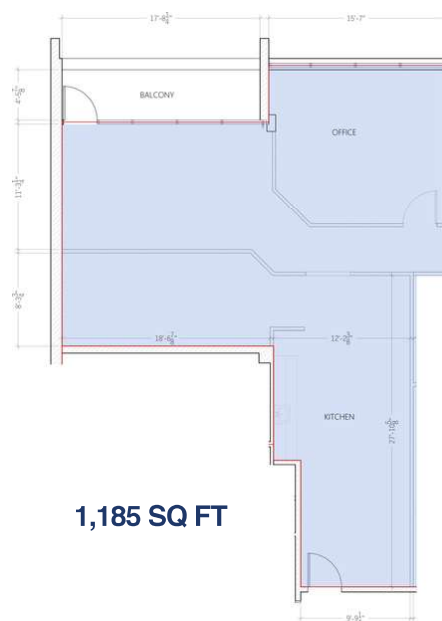


PROPERTY OVERVIEW

Address:	4723 1st Street SW, Unit 340
Zoning:	C-O
Unit A Total Area:	1,185 SF
Unit B Total Area:	1,757 SF
Total Square Footage:	2,942 SF
Lease Rate:	Starting at \$15/SF
Operation Costs:	\$16.50/SF

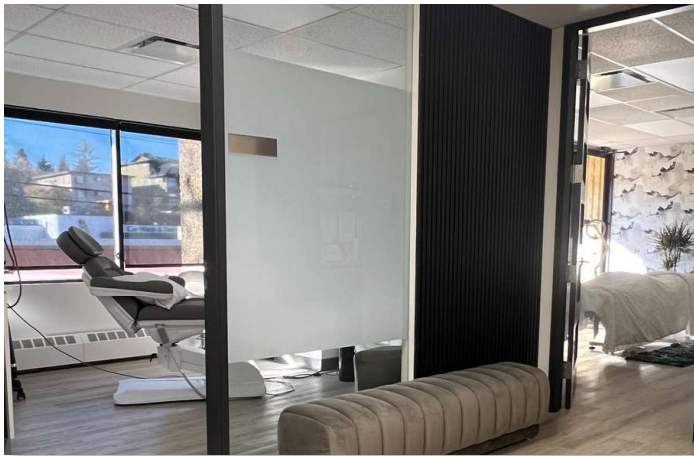
We have 2,942 sq ft ready for your healthcare practice, with the option to divide into 1,185 sq ft or 1,757 sq ft.

- Centrally located in the Manchester area
- Ample parking space
- Room to grow your practice
- Located 1 block east off Macleod Trail in a high-traffic area
- Quick Access to Macleod Trail, Deerfoot Trail, Glenmore and 5 minutes from Downtown Core or Chinook Area
- Secure professional building with onsite property management



For Lease | 4723 1st Street SW, Unit 340

INTERIOR FEATURES - 4723 1ST STREET SW, UNIT 340



**THIS SPACE IS IDEAL FOR
PRIVATE PRACTICES
SUCH AS...**

- Doctor's Offices
- Physiotherapists
- Chiropractors
- Sports Injury Clinics
- Podiatrists and more!



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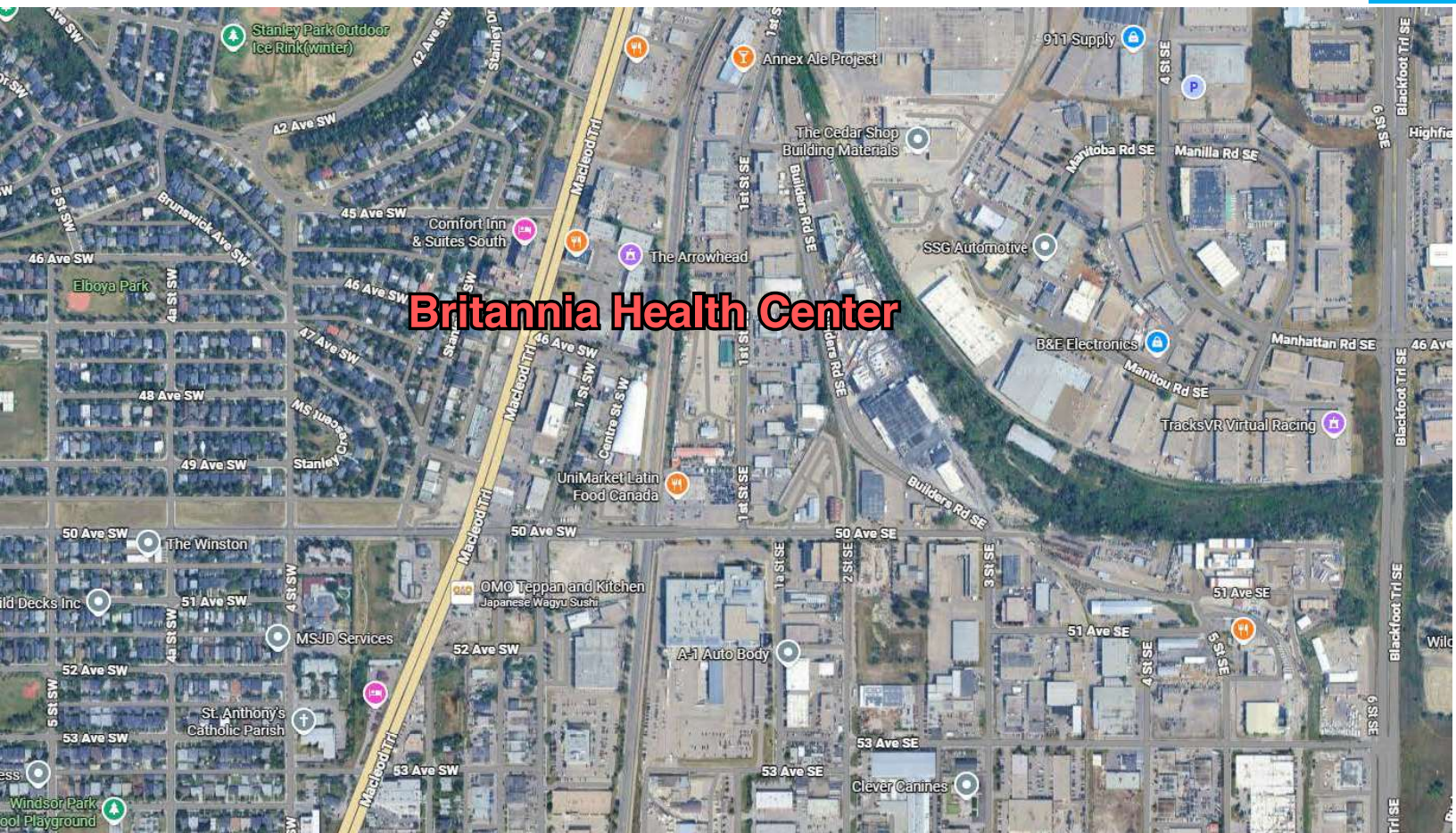
LOCATION



AMPLE
PARKING

Located 1 block east
off Macleod Trail, SW!

LOCATION DETAILS





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