



**NAI**Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

# Banff Trail Plaza

Multi-Tenant Medical Office Building | 1910 20 Ave NW, Calgary, AB T2M 1H5

## PROPERTY HIGHLIGHTS

- **Fully leased** medical investment property providing stable long-term income
- Modern low-rise building constructed in 2005
- ±10,863 SF building on ±0.41 acres (±17,991 SF site)
- Multi-tenant medical roster including acupuncture, naturopathic medicine, dentistry, and denture services
- **Prime location** just off 16 Avenue NW with excellent visibility and access to major corridors
- Close proximity to University of Calgary, Foothills Medical Centre, SAIT, ACAD, and Banff Trail LRT station
- **Plenty of parking** with 29 dedicated parking stalls on site
- Elevator serving the second floor tenants
- Located within a **growing mixed-use corridor** with strong demand for medical commercial space

FOR SALE

±10,863 SF

INVESTMENT PROPERTY

For more information,  
please contact:



**Blair Best** | Associate, Capital Markets

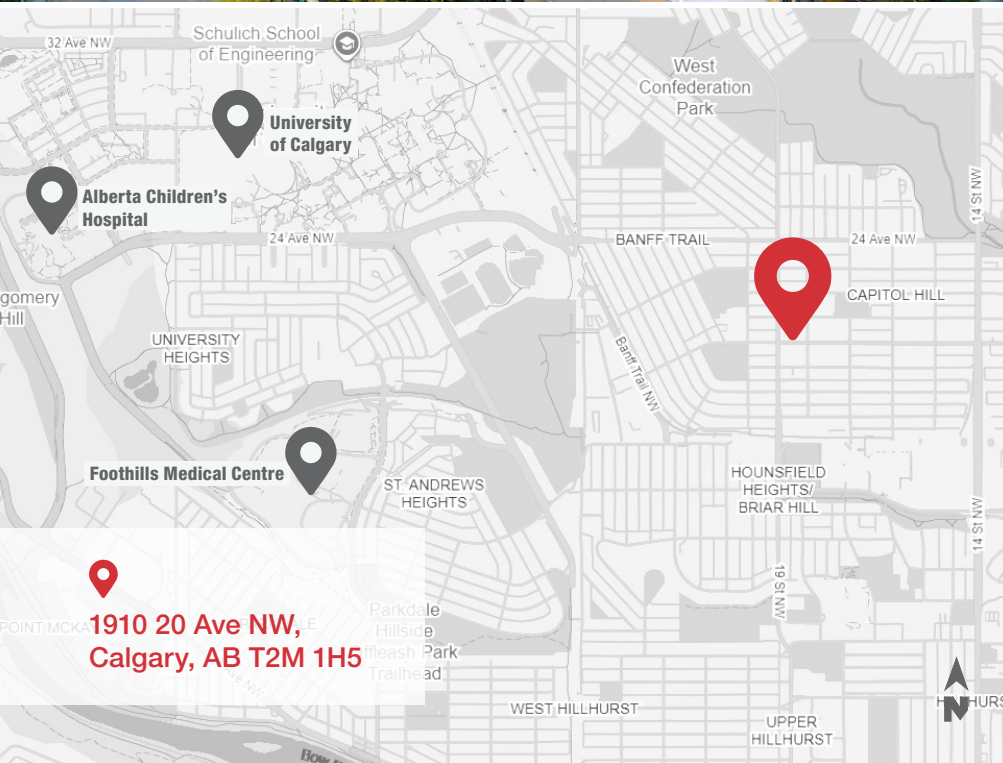
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## ABOUT THE PROPERTY

SHORT LEGAL	8100AF; 37; 4-9
YEAR BUILT	2005
SITE SIZE	±17,991 SF (±0.41 Acres)
BUILDING SIZE	±10,863 SF
ZONING	C-N1 (Commercial - Neighbourhood 1)
TAXES	\$42,225.03 (2024)
TENANCY	Multi-tenant, 100% leased, 4 medical tenants
PARKING	29 parking stalls
ELEVATOR	Servicing 2nd floor tenants
ASKING PRICE	\$5,125,000

## ACCESS TO CONFIDENTIAL INFORMATION

To receive detailed financial and leasing information, interested parties must complete the following steps:

-  Review and execute the Non-Disclosure Agreement [here](#)
-  Email the fully executed NDA to [Blair Best](mailto:bbest@naiadvent.com)

For more information, please contact:



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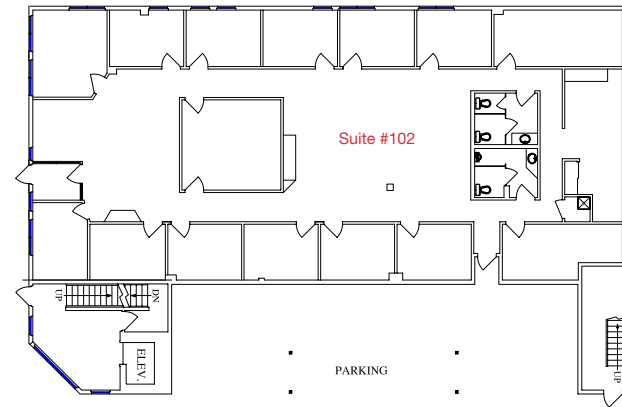
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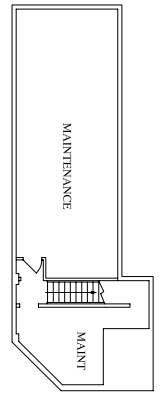


## PROPERTY FLOOR PLANS

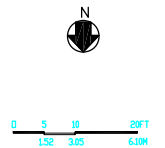
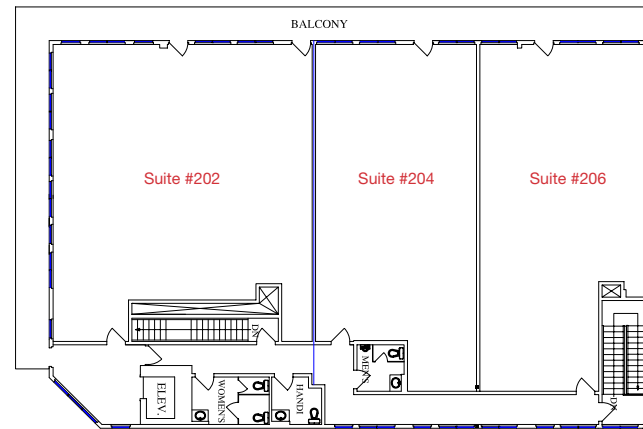
MAIN FLOOR



LOWER FLOOR



SECOND FLOOR



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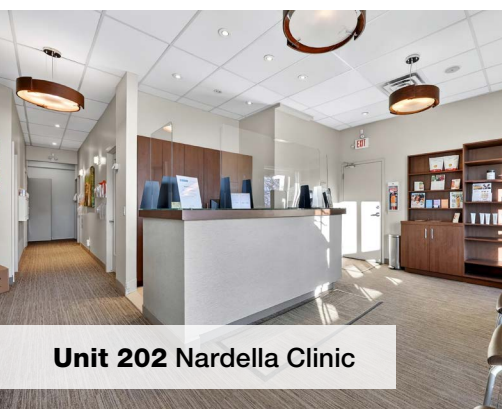
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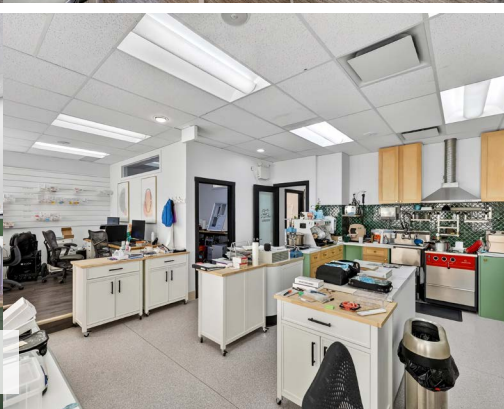
**Unit 102 Huatuo Clinic**



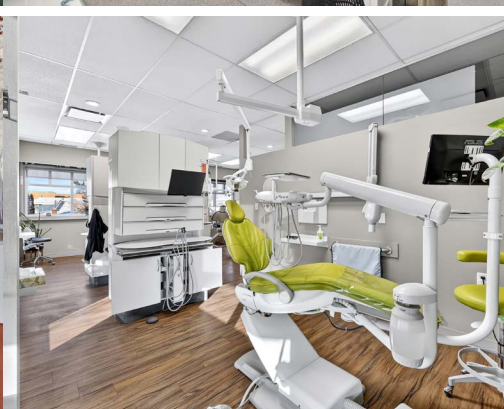
**Unit 202 Nardella Clinic**



**Unit 204 Leased - Medical Tenant**



**Unit 206 Calgary Fine Dentistry**



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## ABOUT THE TENANTS

UNIT 102	4,574 SF	Huatuo Clinic
UNIT 202	2,485 SF	Nardella Clinic
UNIT 204	1,568 SF	Leased - Medical Tenant
UNIT 206	1,900 SF	Calgary Fine Dentistry, Lauren Vredenburg

## SERVICES SNAPSHOT

- **Huatuo Clinic** is a long-established acupuncture and Traditional Chinese Medicine practice. Experienced practitioners provide personalized care plans using acupuncture, herbal medicine, cupping, TCM dermatology, and other wellness therapies.
- **Nardella Clinic** specializes in naturopathic, functional, and anti-aging medicine, with deep expertise in chronic disease, immune disorders, and Lyme and tick-borne illnesses. Providing patient-focused care for adults and children.
- **Unit 204** Currently built-out as a denture and implant clinic.
- **Calgary Fine Dentistry** is a boutique, family-owned dental clinic led by Dr. Vredenburg with a multi-generational patient clientele. Offering personalized general dentistry and hygiene services for all ages.

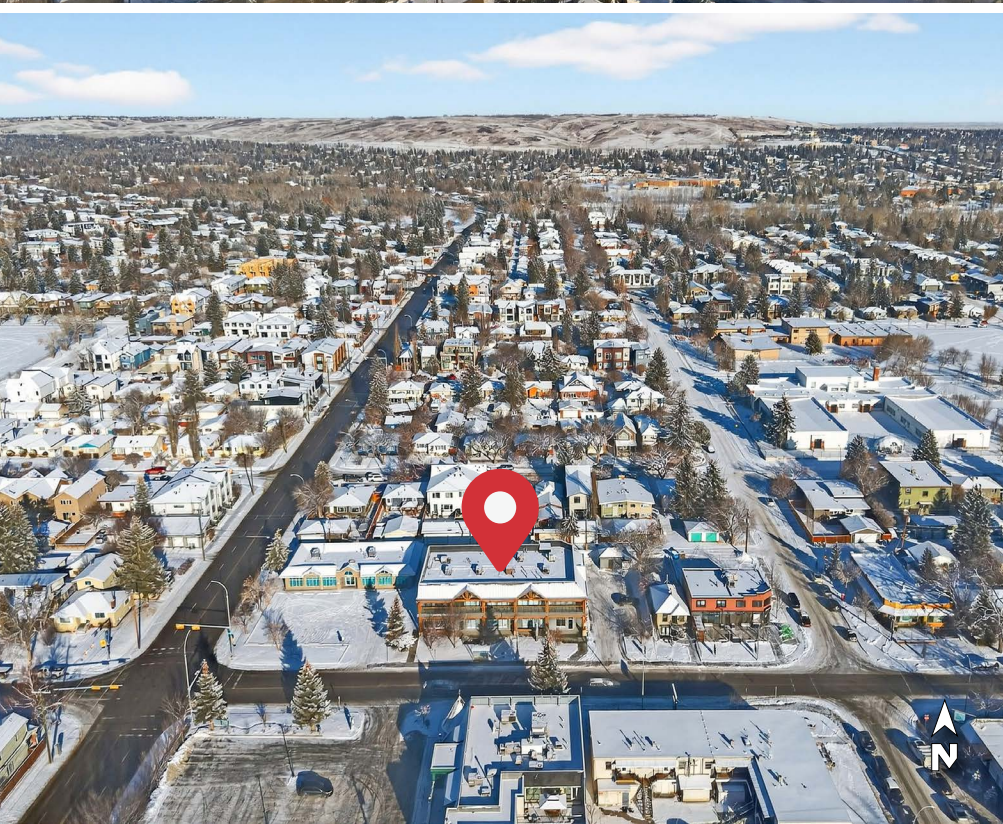
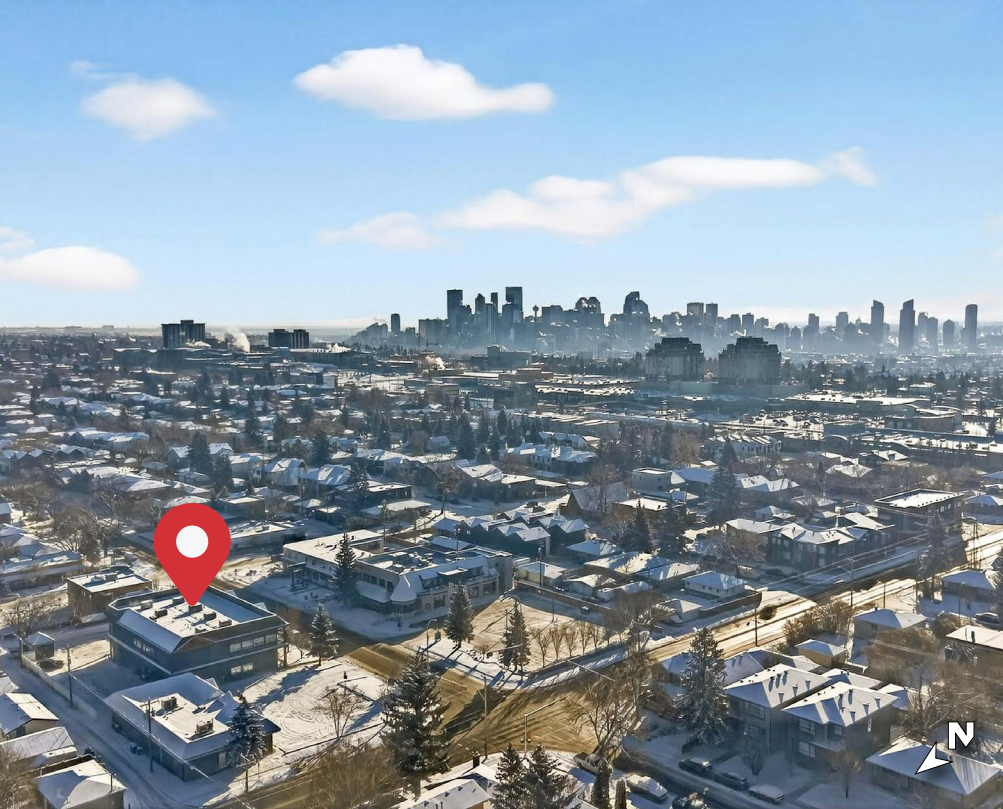
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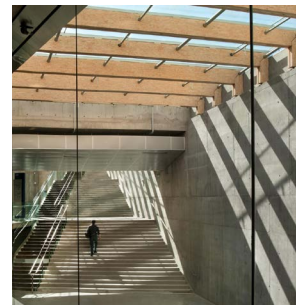
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## BANFF TRAIL: A CONNECTED, VIBRANT COMMUNITY

- Easy access to major corridors including 16th Avenue / Trans-Canada Highway and Crowchild Trail
- Convenient proximity to downtown and the LRT CTrain network
- Surrounded by popular restaurants and diverse retailers
- Supported by an active community association and nearby parks and recreation facilities
- Close to major institutions such as U of C, SAIT, ACAD, Alberta Children's Hospital, Foothills Medical Centre and McMahon Stadium
- Family-friendly neighbourhood with a blend of established businesses and new mixed-use development



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