



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 specialty care 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

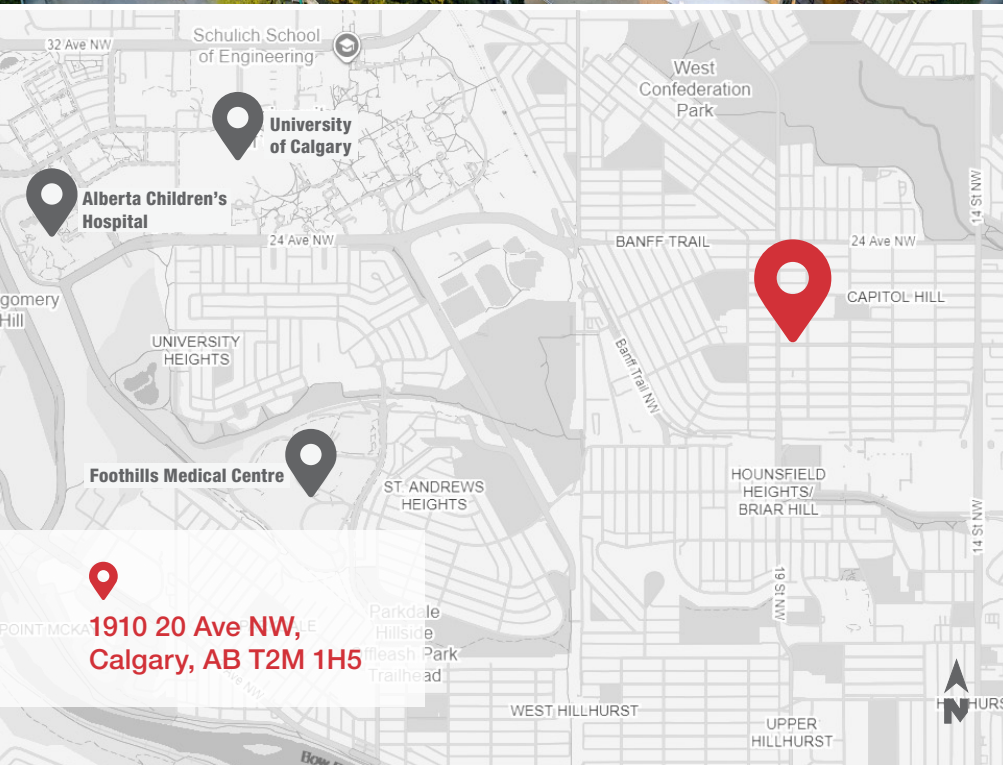
+1 403 669 3969

bbest@naiadvent.com

📍 3633 8 St SE, Calgary, AB T2G 3A5

📞 403 984 9800

🌐 naiadvent.com



NAI Advent



ADVENT COMMERCIAL REAL ESTATE CORP.

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
NEW 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:



Blair Best | Associate, Capital Markets

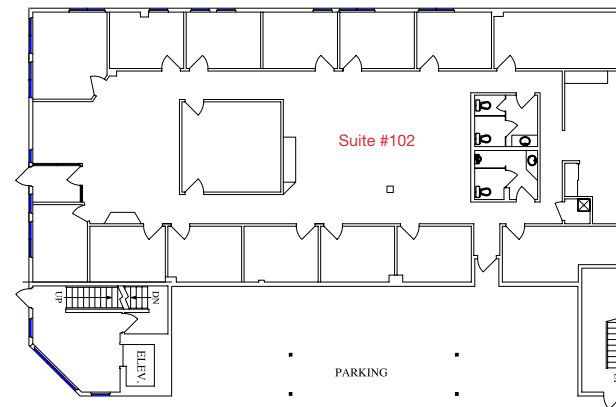
+1 403 669 3969

bbest@naiadvent.com

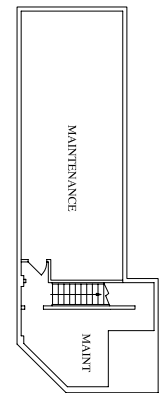


PROPERTY FLOOR PLANS

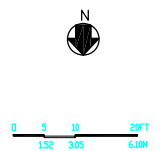
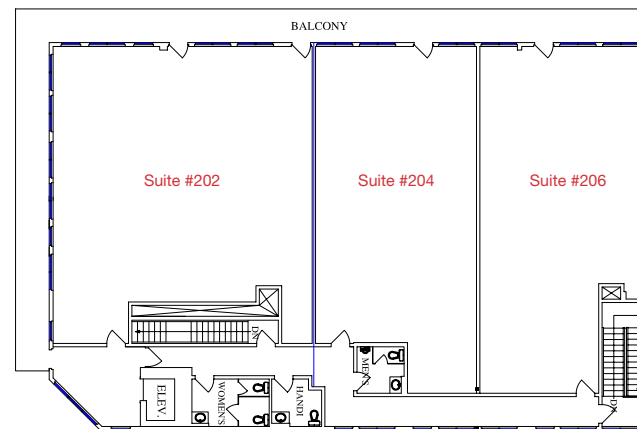
MAIN FLOOR



LOWER FLOOR



SECOND FLOOR



For more information,
please contact:



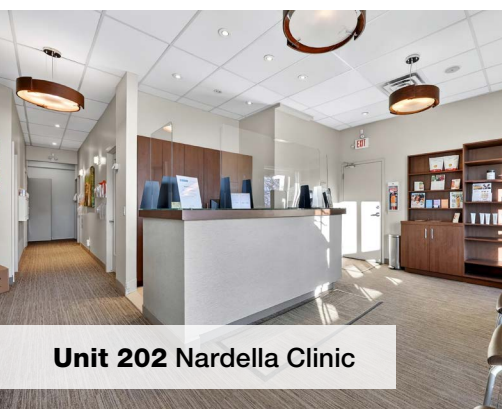
Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com



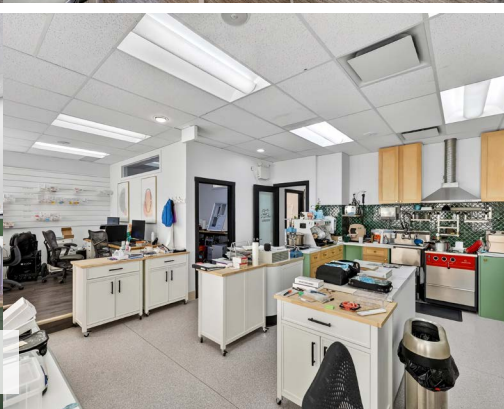
Unit 102 Huatuo Clinic



Unit 202 Nardella Clinic



Unit 204 BioScript Solutions



Unit 206 Calgary Fine Dentistry

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

ABOUT THE TENANTS

UNIT 102	4,177 SF	Huatuo Clinic
UNIT 202	2,367 SF	Nardella Clinic
UNIT 204	1,568 SF	BioScript Solutions
UNIT 206	1,735 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.
- **BioScript Solutions** has supported patients with chronic illnesses and rare diseases by providing access to complex drug therapies and delivering full-service specialty care solutions at every stage of their treatment journey.
- **Calgary Fine Dentistry** is a boutique, family-owned dental clinic led by Dr. Vredenburg with a multi-generational patient clientelle. Offering personalized general dentistry and hygiene services for all ages.

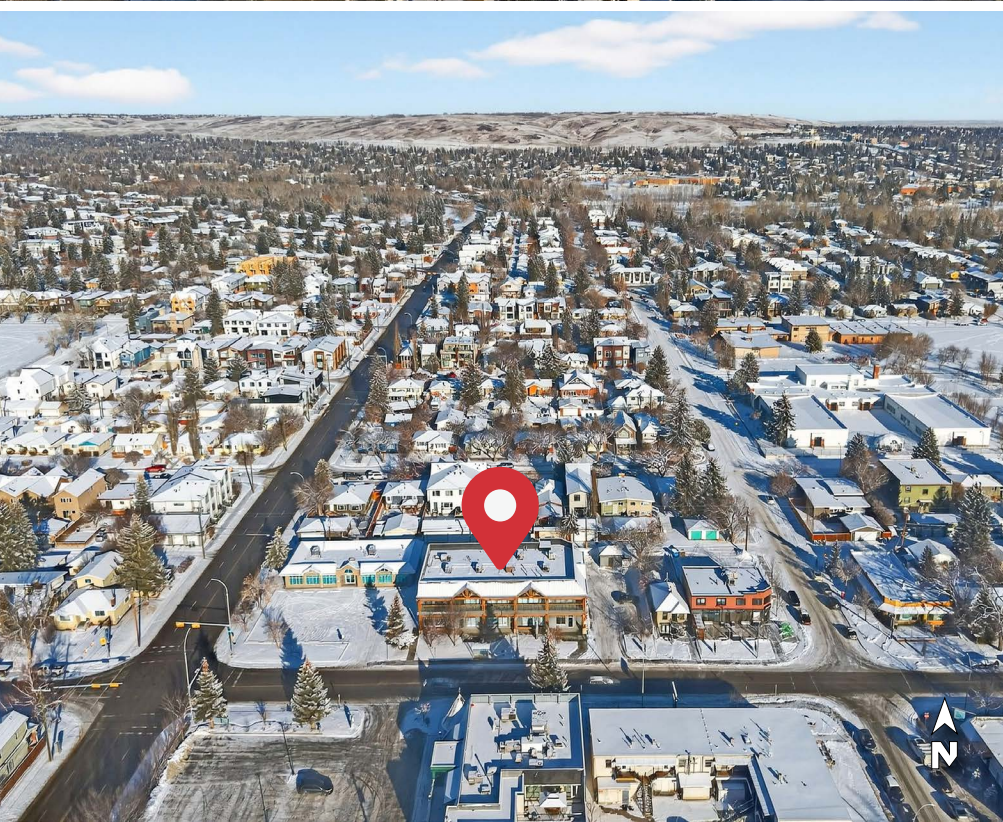
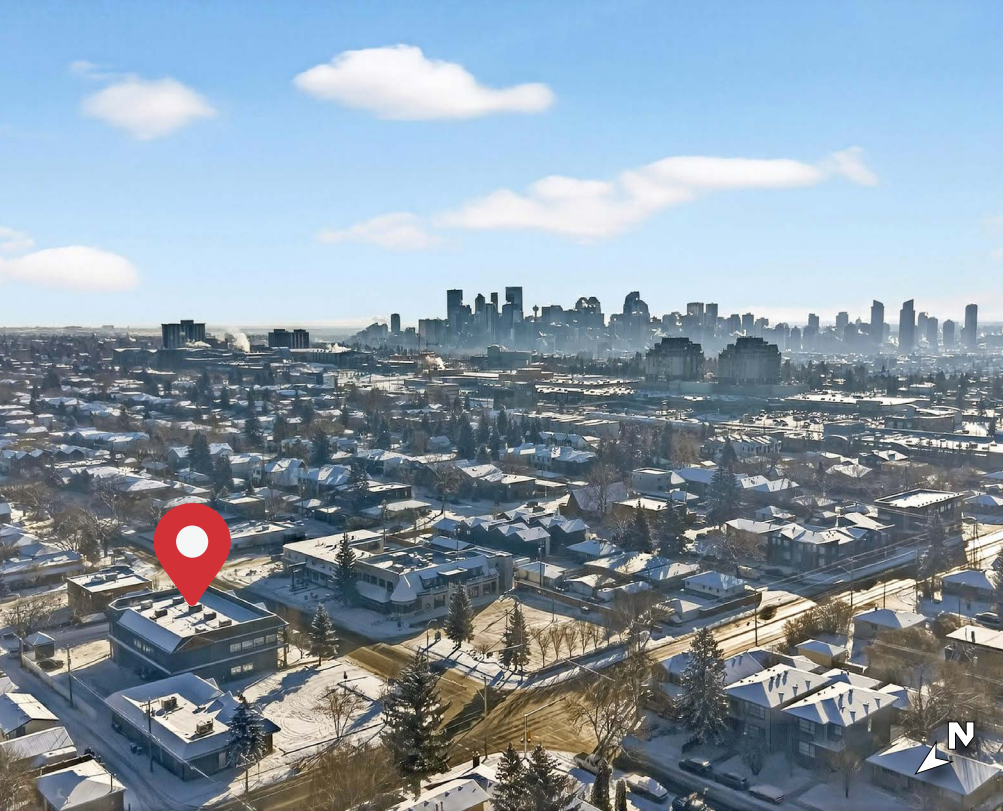
For more information, please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com



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



For more information,
please contact:



Blair Best | Associate, Capital Markets

+1 403 669 3969

bbest@naiadvent.com

Banff Trail Plaza

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

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

For more information,
please contact:



Blair Best | Associate, Capital Markets
+1 403 669 3969
bbest@naiadvent.com