

Medical building for sale in Montgomery

Asking \$4,450,000

4525 Monterey Avenue N.W.

Calgary, Alberta, T3B 0L4

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<http://westerncanadarealestate.ca>



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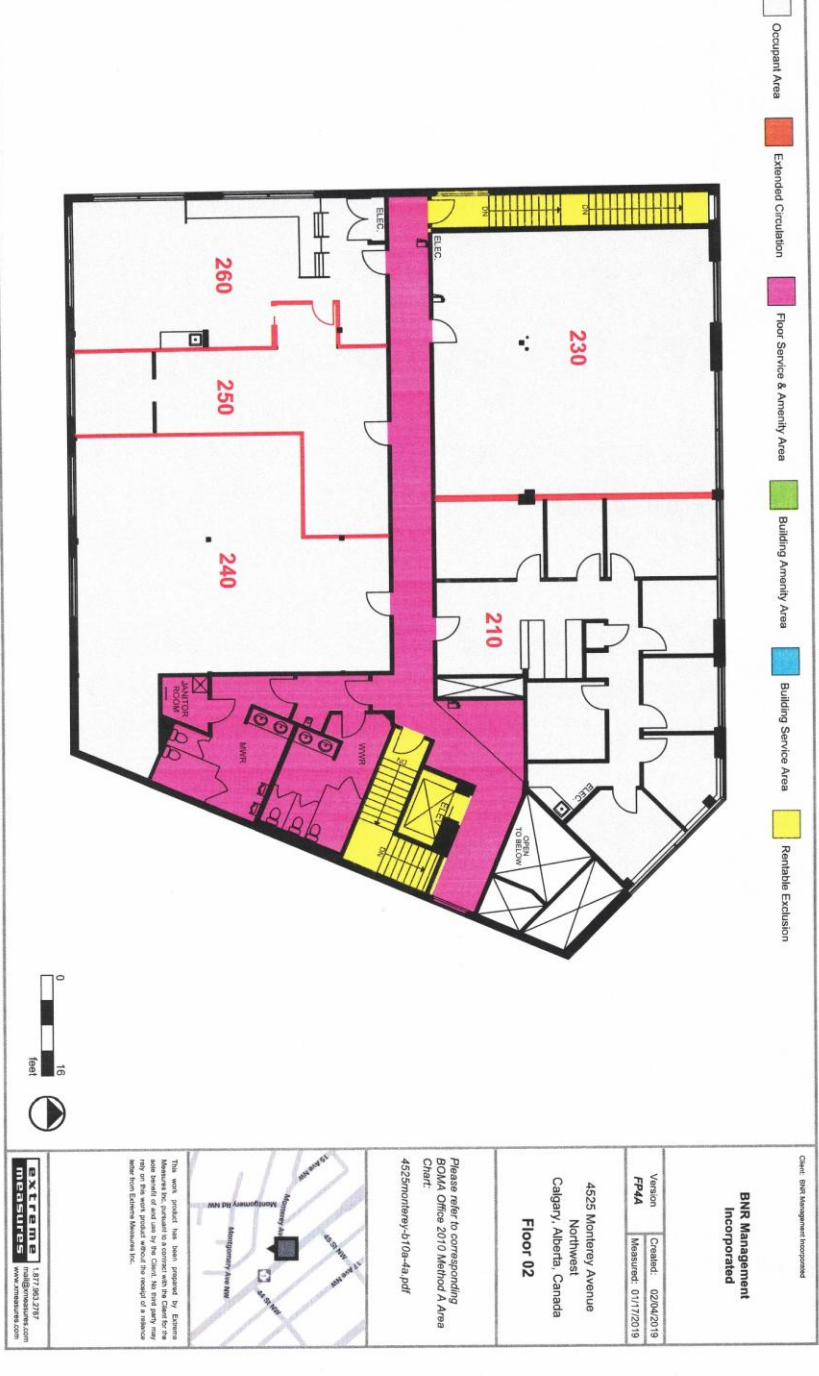
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Introduction to 4525 Monterey Avenue N.W., Calgary, AB

Overview: 4525 Monterey Avenue N.W. is a modern, multi-use building offering approximately 10,500 sq. ft. of leasable space in a strategic location in Calgary. Constructed with durable concrete and steel, the building was completed in December 2015 and features one-hour fire retardant floors, ensuring enhanced safety for its occupants.

Current Occupancy:

- **Main Floor:** Fully occupied by a dental clinic.

Second Floor:

- **Medical Clinics:** Home to two psychiatrists and a naturopathic clinic
- **Pharmacy:** Located across the hallway from the medical clinics.
- **Available Space:** 1,682 sq. ft. of undeveloped space, currently leased on a temporary basis to a medical provider.

Security and Accessibility:

- The building is equipped with security gates and comprehensive video surveillance for added safety.
- It is handicap accessible, featuring an elevator for convenience.

Parking Facilities:

- Under Building:** 15 covered parking stalls, plus 6 outside accessible from the rear of the building.
- In Front of Building:** 5 additional stalls with a 2-hour parking limit.
- Adjacent Parking:** 150 parking stalls available next door.
- Across the Street:** Additional parking options available.
- End of Street:** One-hour parking spaces available.

Location Benefits:

- Proximity to Hospitals:** Situated near the Foothills Hospital and Children's Hospital, making it a prime location for medical and healthcare-related businesses.

4525 Monterey Avenue N.W. combines modern construction, strategic location, and ample parking, making it a well-suited choice for businesses, especially in the medical field.

BNR Management Inc.

4525 Monterey Avenue N.W., Calgary, AB

PROPOSED BUDGET 2024

January 1 - December 31, 2024

ANNUAL EXPENSES:		2024
*	Insurance - Building	\$5,435.00
*	Bank Charges	\$100.00
	Accountant	\$2,500.00
	Office Expenses	\$250.00
	Common Area Electricity	\$25,200.00
	Garbage/Recycling	\$5,200.00
*	City of Calgary Property Tax	\$91,848.00
	Elevator	\$3,000.00
	» Maintenance Program	
	» Category 1 Inspection	
	» Service Calls	
	AEDARSA Annual Inspection & Council Fees	\$225.00
	Building Repairs/Maintenance	
	» Window Washing x 1/year	\$1,000.00
	» Replace/Maintenance for Locks & Keys	\$250.00
	» Plumbing	\$5,000.00
	» Electrical	\$2,000.00
	» Roof	\$2,500.00
	» General Handyman	\$1,500.00
	» HVAC Repairs, Service, Preventative Maintenance	\$2,000.00
	» Reliable Security	\$600.00
	» Executive Mat Service	\$1,800.00
	Alarm and Fire Protection	
	» Annual Fire Inspection	\$875.00
	» Deficiencies from Annual Fire Inspection	\$1,000.00
	» Lock Box Service - CFD	\$140.00
	» Annual ULC Certification	\$750.00
	» Service on Monitoring Panel	\$425.00
	Landscaping	\$2,500.00
	» April - October	
	» Spring Parking Lot Sweep	\$550.00
	Snow	\$3,000.00
	» October - April	
	Irrigation System	\$750.00
	Common Area Janitor Services	\$17,400.00
	» Common Area of Building, Parking Lot & Exterior	
	» Public Washroom Service	
	» Supplies	\$850.00
	Management Fees	\$11,675.00
	Contingency	\$1,500.00
		\$191,823.00

*GST Not Applicable

January 1, 2024 to December 31, 2024 Operating Costs

\$191,823.00/9,201 sq ft = \$20.85/sq ft

\$20.85 per square foot - Operating Costs

<i>SUITE #</i>	<i>Name of Tenant</i>	<i>Square Foot Leased</i>	<i>Monthly Operating Cost</i>	<i>GST per Month</i>	<i>Total Monthly OP Cost Owing</i>
110	Dr. Gutpa	2353	\$4,088.34	\$100.63	\$4,188.97
210	Dr. Naseer	1568	\$2,724.40	\$67.06	\$2,791.46
230	Calgary Integrative	1694	\$2,943.33	\$72.45	\$3,015.78
240	Vacant	1682	\$2,922.48	\$71.93	\$2,994.41
260	SRX Pharmacy	1904	\$3,308.20	\$81.43	\$3,389.63

30-Apr-24

BNR Management Inc. Monthly Receivables and Term

Tenant	Suite #	Basic Rent	Operating Costs	Parking	GST	Total	Lease Expiry Date
SRX Pharmacy	260	\$3,807.34	\$3,308.20	\$200.00	\$271.80	\$7,587.34	01-Dec-26
Dental Clinic	110	\$7,255.08	\$4,088.34	\$200.00	\$463.38	\$12,006.80	14-Jan-26
Calgary Integrative	230	\$3,105.66	\$2,943.33	\$200.00	\$227.70	\$6,476.69	31-Dec-25
Dr. Naseer	210	\$2,613.33	\$2,724.40	\$0.00	\$197.73	\$5,535.46	31-May-28
Vacant*	240		\$2,922.48	\$0.00	\$71.93	\$2,994.41	
Totals		\$16,781.41		\$600.00			

*Operating Costs for #240 paid by Landlords Basic Rent received from other units.





Clean and up to date environment

Public bathroom on 2nd floor



One of the offices



Kitchenette

- Meeting room



Remaining and immediately available raw space - ready for development

Lots of natural light is available, and a quiet environment

1682 Sq ft

