



902 9TH AVE SW
CALGARY, AB

FOR SALE

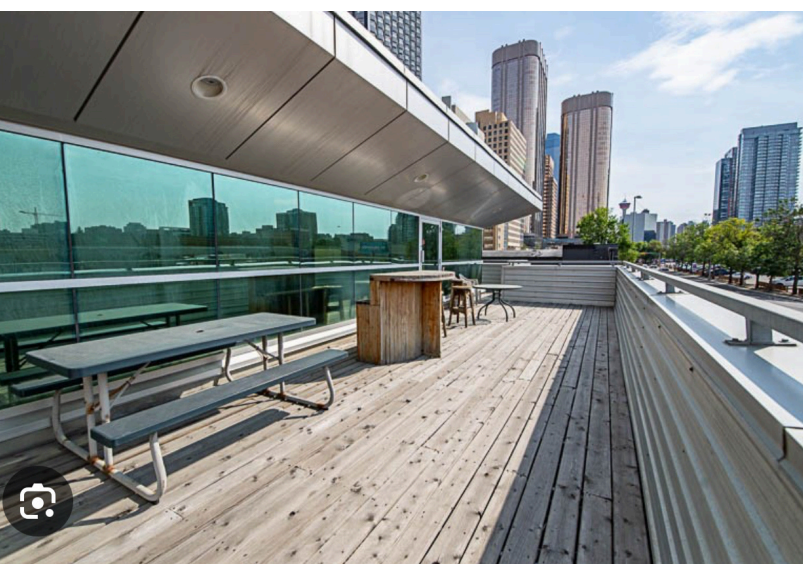
*Freestanding Downtown
Office/Medical Building*

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886
mavrikoscre@gmail.com

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High-exposure medical office building in downtown Calgary, two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.

BUILDING DETAILS

ADDRESS	902 9 th Ave SW
SPACE TYPE	Medical, Mixed, Professional Service, Professional/Office
BUILDING TYPE	Free Standing, Low Rise
AVAILABLE SPACE	± 7,849 square feet
YEAR BUILT	2000
ZONING	CR20-C20/R20-X
PRICE	\$3,200,000 \$2,999,999
PROPERTY TAXES (2025)	\$39,291.00/annual
PARKING SPACES	9 surface stalls



HIGH EXPOSURE
DOWNTOWN LOCATION



RARE OUTDOOR
PATIO SPACE



LONG TERM
COMPLEMENTARY
TENANTS



CLOSE TO
TRANSIT



FLOOR PLANS

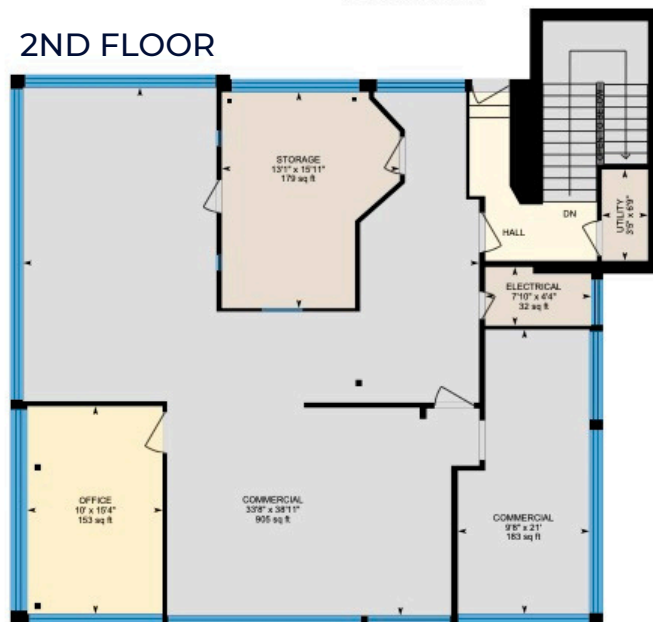
FEATURES

- Main Floor Dental Clinic
- Second Floor Dental Lab
- 3 Common Area Washrooms, 1 Private Washroom
- +/- 2,990 sf Basement For Lease
- +/- 675 sf Main Floor Office For Lease
- 9 Surface Stalls
- Wrap around Patio looking onto 9th Ave

MAIN FLOOR

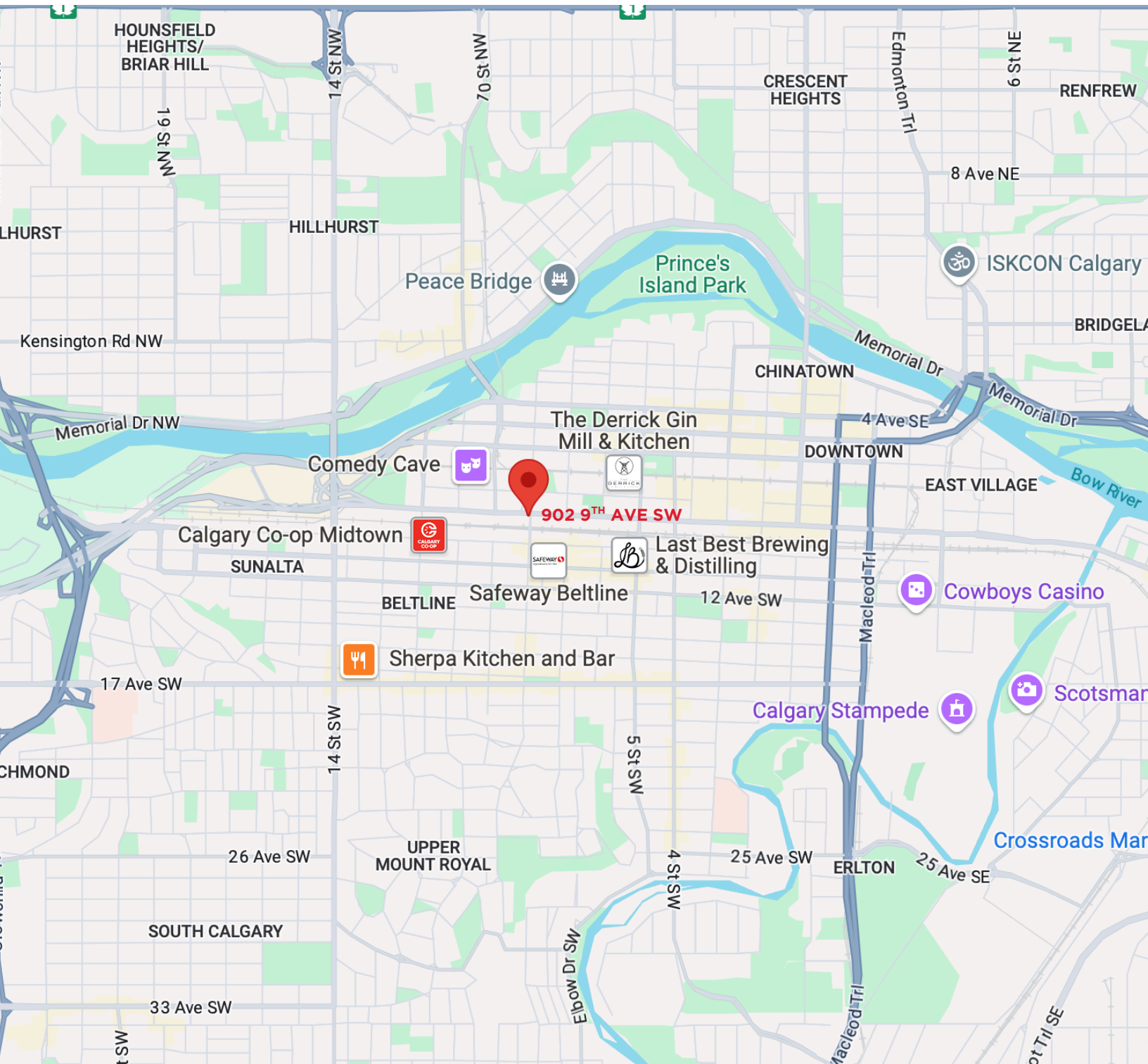


2ND FLOOR



BASEMENT





CONTACT:

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RE/MAX Key

1202, 20 Dawson Wharf Mount
T1X 2Z5 Chestermere AB
587.316.2000

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