

FOR LEASE

902 9th Ave SW
Calgary, AB



- High-exposure medical office building in downtown Calgary
- 2 units available

Unit 1:

- +/- 675 sf Main Floor Office For Lease
- Shared Washroom on Main Floor
- Parking stall \$275 per month

Unit 2:

- +/- 1,860 sf Basement For Lease
- Basement has 2 Private Washrooms
- Parking Stall \$275 per month

Ria Mavrikos, Associate
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REMAX
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FOR LEASE | MEDICAL OFFICE



MAIN FLOOR UNIT
+/- 675 sf



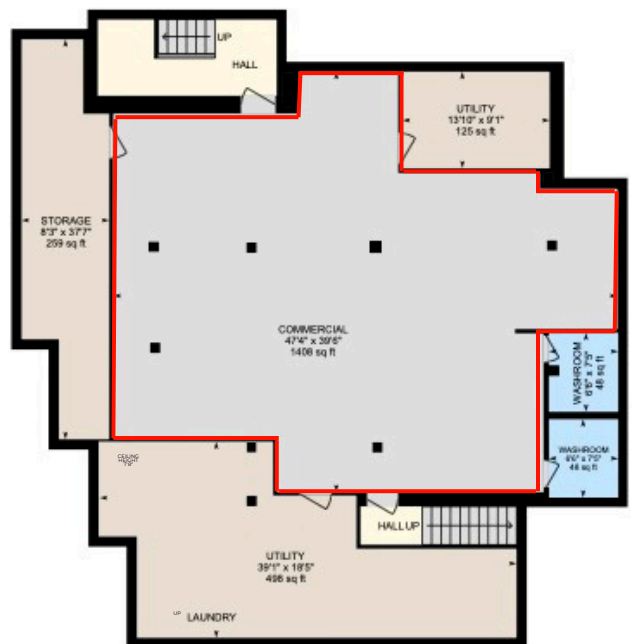
LEASE RATE
\$35.00 PSF

OPERATING COSTS
\$13.86 (2025) PSF

FOR LEASE | MEDICAL OFFICE



BASEMENT UNIT
+/- 1,860 sf



LEASE RATE
\$15.00 PSF

OPERATING COSTS
\$13.86 (2025) PSF

FOR LEASE | MEDICAL OFFICE

PROPERTY DETAILS

| | |
|----------------|--|
| ADDRESS | 902 9 th Ave SW |
| SPACE TYPE | Medical, Mixed, Professional Service, Professional/Office |
| BUILDING TYPE | Free Standing, Low Rise |
| BUILDING SIZE | +/- 7,849 square feet |
| YEAR BUILT | 2000 |
| ZONING | CR20-C20/R20-X |
| PARKING SPACES | 9 surface stalls |



HIGH EXPOSURE
DOWNTOWN LOCATION



RARE OUTDOOR
PATIO SPACE



CLOSE TO
TRANSIT



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