

OWNER/USER AND INVESTMENT MEDICAL BUILDING FOR SALE



- Occupy 3,936 Sq. Ft. (Vacant)
- 4,098 Sq. Ft. Lease (4 Tenants)
- Ample Parking on Site
- Elevator Servicing Both Floors
- Good Medical Tenant Mix

OFFERED AT

\$2,990,000

Jim Edwardson

President | Broker
403-540-0238

jim@manchesterproperties.ca

Bennett Edwardson

Associate Broker
403-973-0238

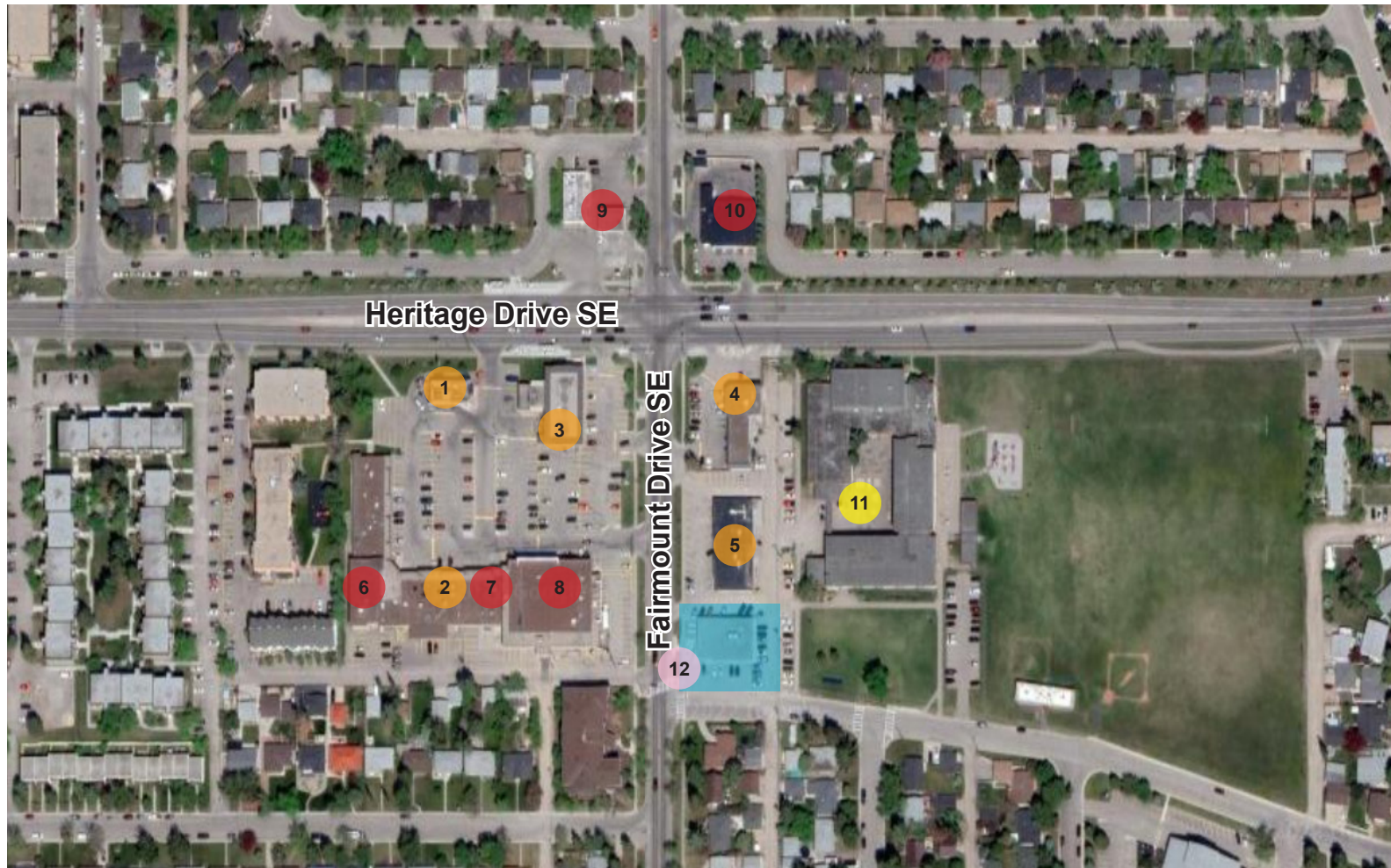
bennett@manchesterproperties.ca



MANCHESTER

PROPERTIES INC.

PROPERTY SUMMARY



1 - Popeyes Louisiana Chicken

2 - Starlight Restaurant & Bar

3 - Subway

4 - Pho Nam Vietnamese

5 - Papa Murphy's Pizza

6 - Polcan European Deli

7 - Ace Liquor

8 - Shoppers Drug Mart

9 - Shell Gas Station

10 - Car & Pet Spa

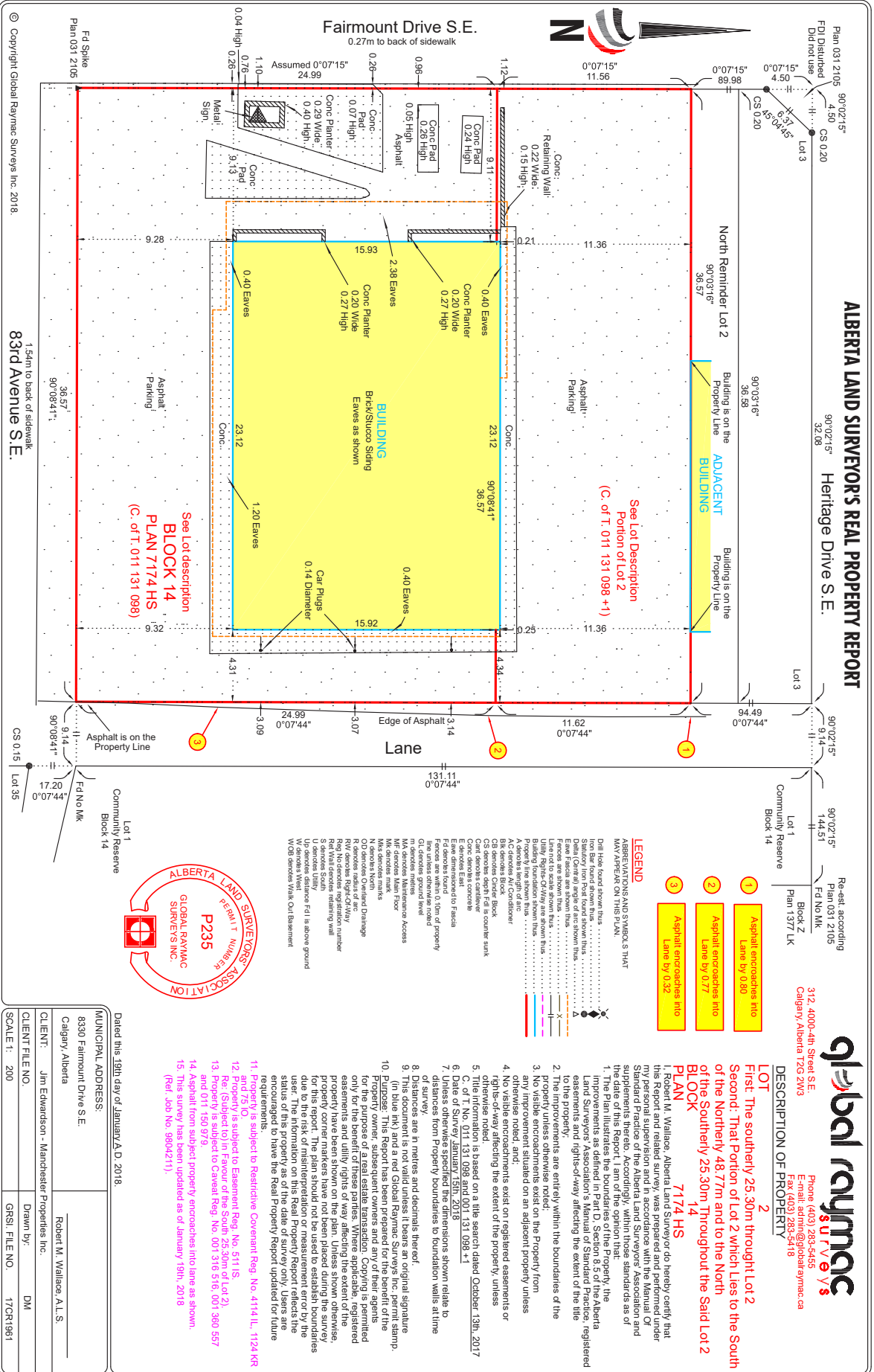
11 - St. Matthew School

12 - Transit/Bus Stop

NET REVENUE:	Contact Listing Agent
RENTABLE AREA:	8,034 Sq. Ft.
SPACE AVAILABLE:	3,939 Sq. Ft.
LOT SIZE:	14,390 Sq. Ft. / 0.33 Acres (119.98' x 119.91')
LAND USE:	C-N2 Commercial - Neighbourhood 2
ELEVATOR:	Yes
PARKING:	Ample Surface parking
PROPERTY TAX:	\$27,085.77 (2023)
SALE PRICE:	\$2,990,000

The building is wheelchair accessible with elevator service to both floors. The building has 2 common bathrooms for patients on the bottom floor. Located in a great neighbourhood with terrific access to main throughfares and amenities. Transit stop in front of building.

REAL PROPERTY REPORT



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1.54m to back of sidewalk
83rd Avenue S.E.

Dated this 19th day of January A.D. 2018.

MUNICIPAL ADDRESS:
8330 Fairmount Drive S.E.
Calgary, Alberta

CLIENT: Jim Edvardson - Manchester Properties Inc.
CLIENT FILE NO. _____
SCALE 1: 200

Drawn by: DM
17CR1981



LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN

Drill Hole: Indicated by a circle with a dot in the center.

Well: Indicated by a circle with a dot in the center and a vertical line through it.

Survey Boundary: Indicated by a solid line.

Property Boundary: Indicated by a dashed line.

Right-of-Way Boundary: Indicated by a dotted line.

Utility Boundary: Indicated by a line with cross-ticks.

Asphalt Encroachment: Indicated by a yellow box with a red border.

Asphalt Encroachment into Lane by 0.90: Indicated by a yellow box with a red border and the number 1.

Asphalt Encroachment into Lane by 0.17: Indicated by a yellow box with a red border and the number 2.

Asphalt Encroachment into Lane by 0.32: Indicated by a yellow box with a red border and the number 3.

LOT 2

DESCRIPTION OF PROPERTY

1. The southern 25.30m through Lot 2

2. First: That Portion of Lot 2 which Lies to the South of the Northern 48.77m and to the North of the Southern 25.30m Throughout the Said Lot 2

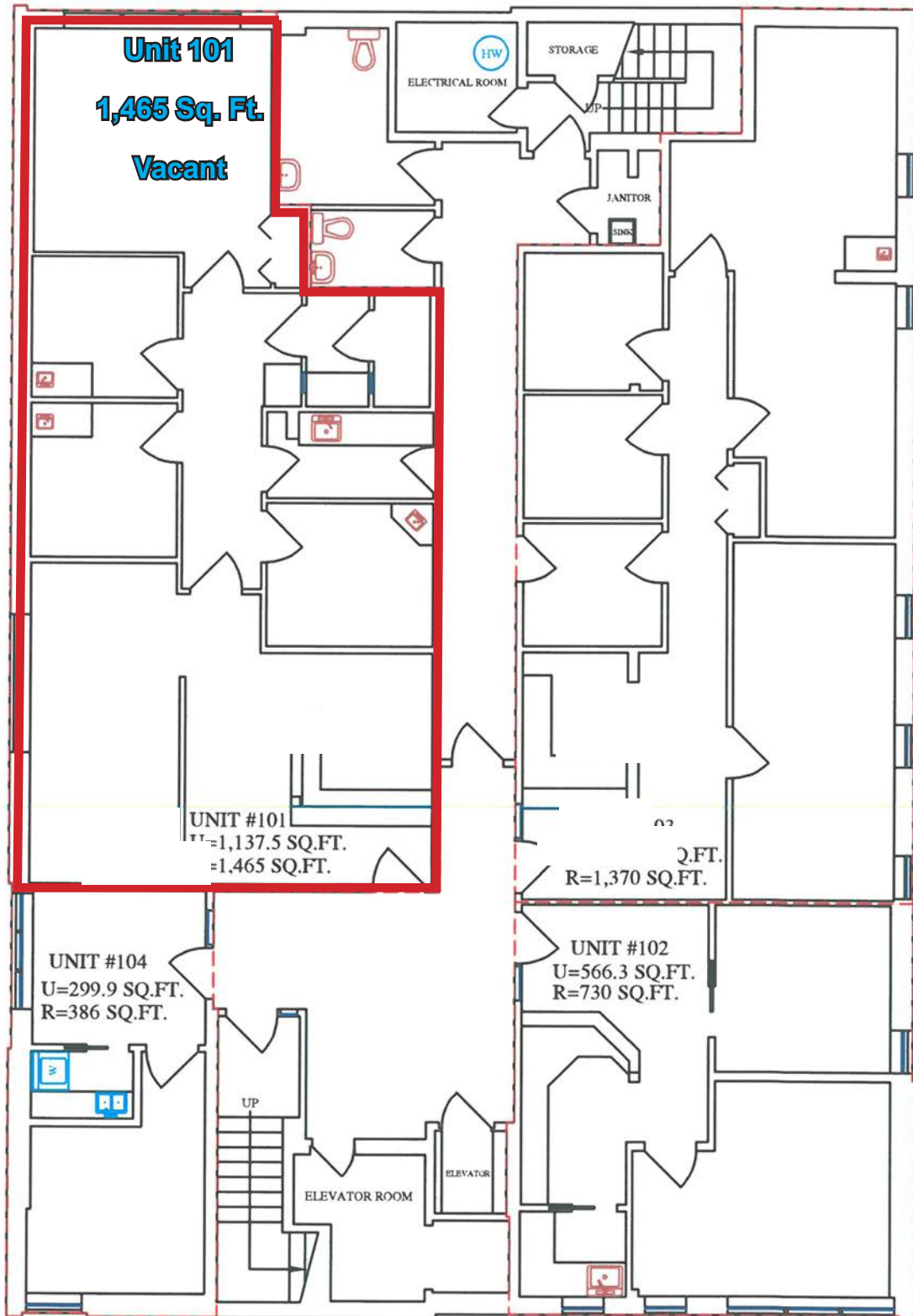
BLOCK 14

PLAN 7174 HS

I, Robert M. Wallace, Alberta Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under the authority of the Survey Act and the Survey Regulation, and in accordance with the Standards and Practices of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:

- The Plan illustrates the boundaries of the Property; the improvements as defined in Part D, Section 85 of the Alberta Survey Act and the Survey Regulation, and the location of easements and rights-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property unless otherwise noted.
- No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted.
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
- The information is based on a title search dated October 13th, 2017 and on the following documents:
- Doc. of T. No. 011 131 098 and 011 131 098 +1
- Doc. of T. No. 011 131 098 and 011 131 098 +1
- Unless otherwise specified, the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Global Raymac Surveys Inc. print stamp.
- The Surveyor is not responsible for the actions of any other surveyor, Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, the plan shows the location of improvements and easements as shown on the plan. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
- Property is subject to Restrictive Covenant Reg. No. 4114 L, 1124 KR and 75 O.
- Property is subject to Easement Reg. No. 511 IS.
- Re: (Subject to) in Favour of the South 25.30m of Lot 2)
- Property is subject to Caveat Reg. No. 001 316 516, 001 360 557 and 011 150 979.
- Asphalt from subject property encroaches into lane as shown.
- This survey is based on updated as of January 19th, 2018 (Ref. Job No. 9804211).

UNIT 101 FLOOR PLAN

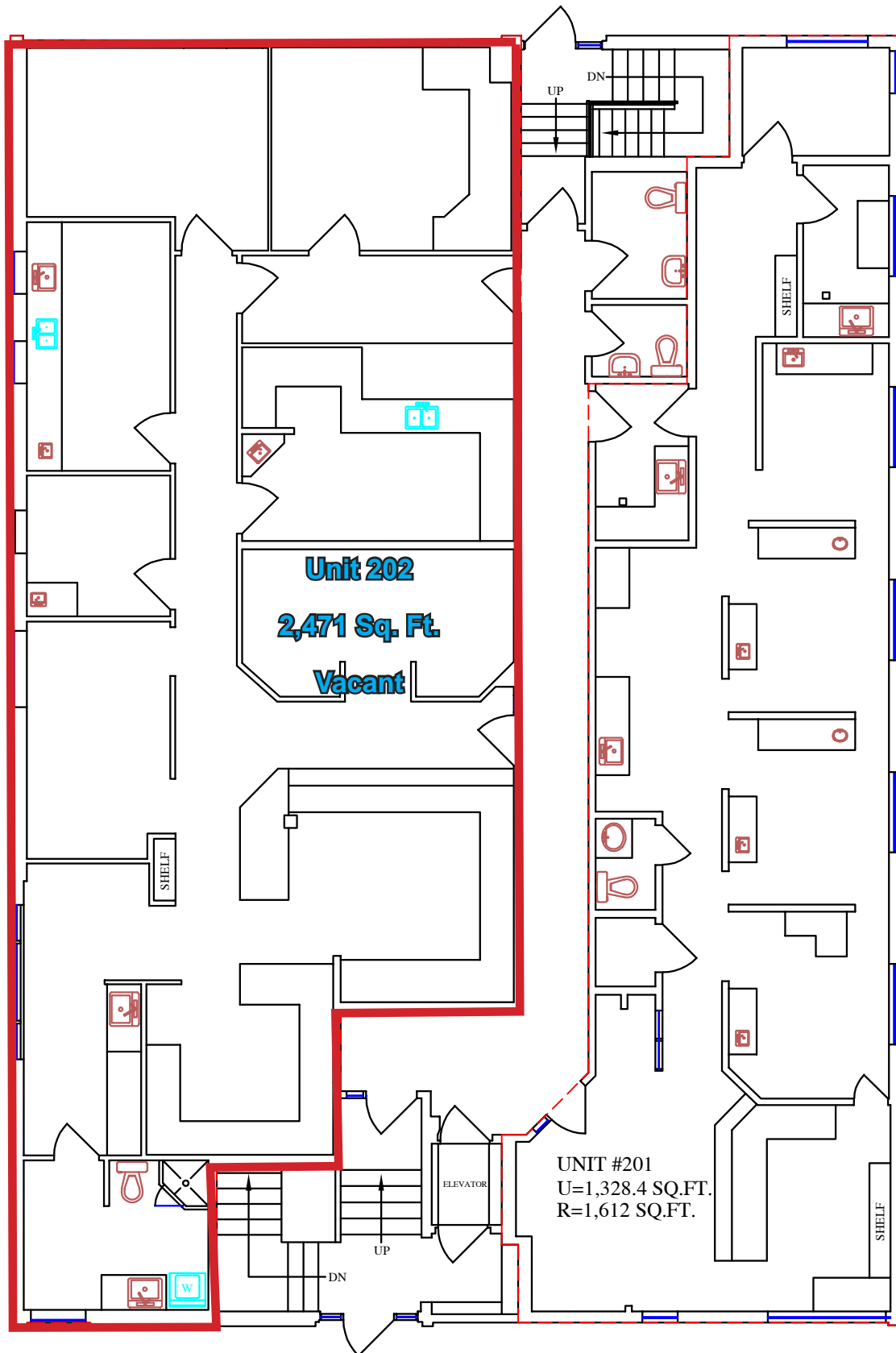


Previous Tenant was a medical surgeon. The space is outfitted nicely for a similar use/tenancy. Current buildout includes two (2) offices, filing/storage room, three (3) assessment/treatment rooms (in varying sizes), waiting room, reception, and kitchenette.

UNIT 101 PHOTOS



UNIT 202 FLOOR PLAN



Previous Tenant was a medical surgeon. The space is outfitted nicely for a similar use/tenancy. Current buildout includes two (2) offices, filing/storage room, three (3) assessment/treatment rooms (in varying sizes), waiting room, reception, several auxillary work stations for employees, kitchenette and another storage room which included laundry, and bathroom with a shower.

UNIT 202 PHOTOS



COMMON AREA PHOTOS



ACADIA MEDICAL CENTRE			
UPPER LEVEL		LOWER LEVEL	
201	DR. R. HAWKINS D.D.S.	101	DR. BORYS HOSHOWSKY
ACADIA SURGICAL GROUP		103	HEARINGLIFE
202	DR. JEFFREY C.E. WAY	104	ACADIA MASSAGE THERAPY
202	DR. R. NEIL HAGERMAN	102	Dr. R. Kolanos
202	DR. MICHAEL DUNHAM	102	DR. S. KOLANOS
		102	CHIROPRACTORS



COMMON AREA PHOTOS



8330 Fairmount Drive SE Calgary, AB Medical Building For Sale CONTACT US TODAY!



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