



**Northside Wellness Centre**  
NATURAL HEALTH FOR LIFE!

**#16**  
3434 - 34th AVE N.E.

Northside  
Wellness Centre  
Dr. Jack Kucheran  
291-0603

Temple  
Massage Therapy  
291-0609

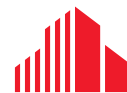
SULFUR RECOVERY E

**FOR LEASE | 2,600 SF OF MEDICAL/OFFICE**

**BAY 16**

**3434 - 34 AVENUE NE**

CALGARY, AB



**CUSHMAN &  
WAKEFIELD**

# 3434 - 34 AVENUE NE, BAY 16

## CALGARY, AB

### Property Details

<b>District:</b>	Horizon
<b>Zoning:</b>	DC 70Z96 (Direct Control with I-2 General Light Industrial guidelines)
<b>Ceiling Height:</b>	18' clear
<b>Power:</b>	100A, 120/208V (TBV)
<b>HVAC:</b>	Rooftop HVAC for office; Overhead unit heaters in warehouse
<b>Sprinklers:</b>	Yes
<b>Parking:</b>	Double row

### Comments

- 4 examination rooms with sinks
- 4 examination rooms without sinks
- Ample on-site parking
- Retail style visibility
- Close proximity to Whitehorn LRT station
- Pylon signage available (\$50/month/panel)
- I-2 General Light Industrial zoning, plus retail store, retail food store and medical clinic uses
- Close proximity to 32nd Avenue NE, 36th Street NE, Barlow Trail NE, McKnight Boulevard NE and Deerfoot Trail NE
- Fully sprinklered building

### Lease Particulars

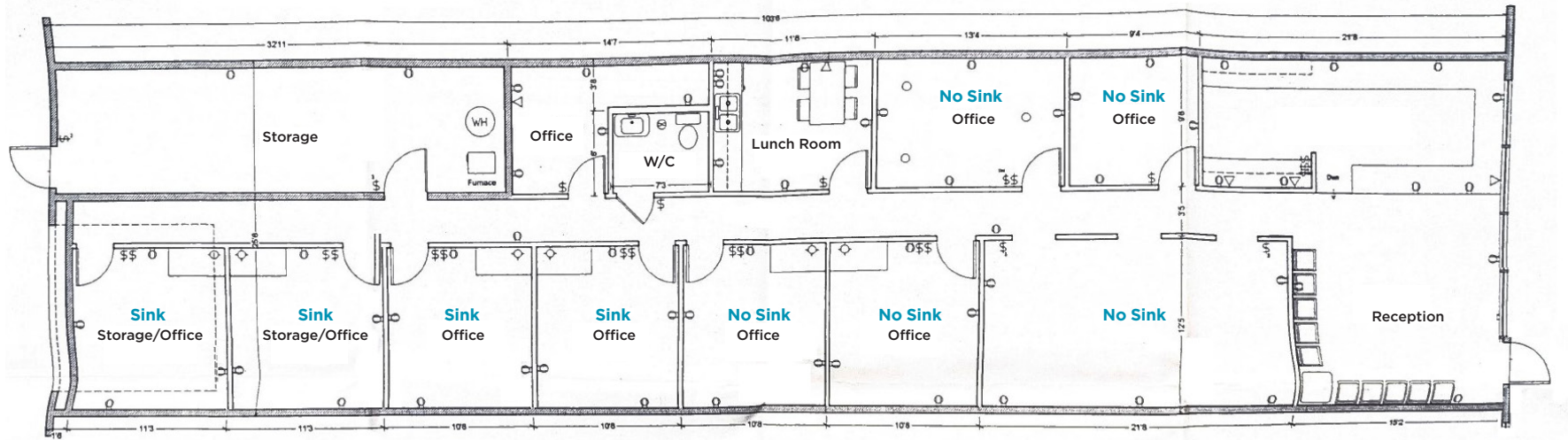
<b>Available Area:</b>	± 2,600 sf
<b>Asking Rate:</b>	\$20.00 psf
<b>Op. Costs:</b>	\$7.93 psf (2026 est.)
<b>Available:</b>	August 1, 2026



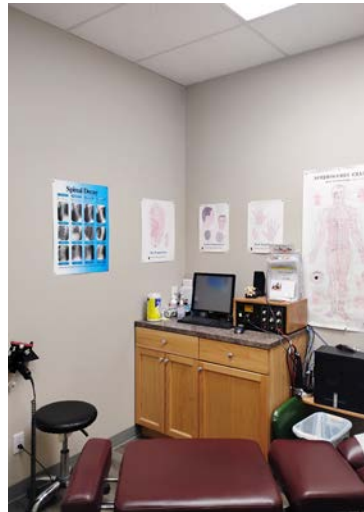
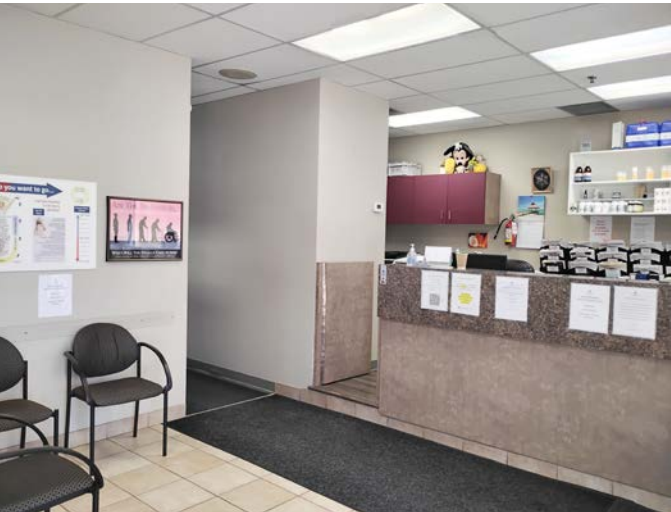
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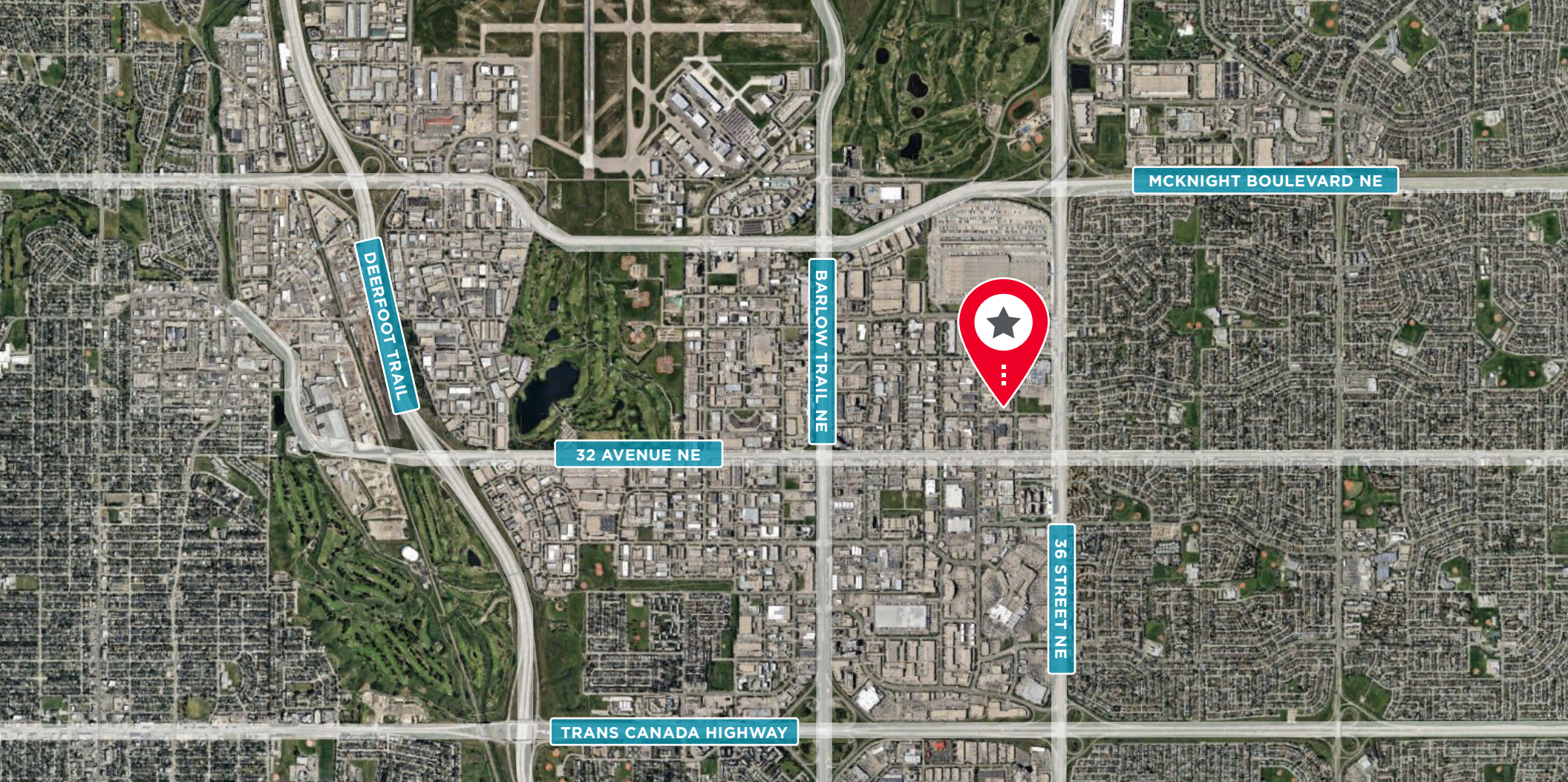
## CALGARY, AB

### Floor Plan



\*Not to scale, not exactly as shown.





MCKNIGHT BOULEVARD NE

DEERFOOT TRAIL

BARLOW TRAIL NE

32 AVENUE NE

36 STREET NE

TRANS CANADA HIGHWAY

**FOR MORE INFORMATION, CONTACT**

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