



MEDICAL SPACE FOR LEASE

1503 19 ST NW
CALGARY, AB





ABOUT THE PROPERTY

This medical space offers a turnkey opportunity for physicians, specialists, allied health professionals, and wellness users seeking a convenient and accessible setting for patients. The property benefits from excellent visibility along 19 Street NW and is surrounded by a dense residential population, major healthcare institutions, and a wide range of neighbourhood amenities.

A key advantage of the space is its direct adjacency to a pharmacy, creating a seamless experience for patients and enhancing the convenience of day-to-day operations. The location is easily accessible by vehicle and public transit, with nearby access to major transportation routes and ample area amenities.

DETAILS

Available Space: 1,079 sf

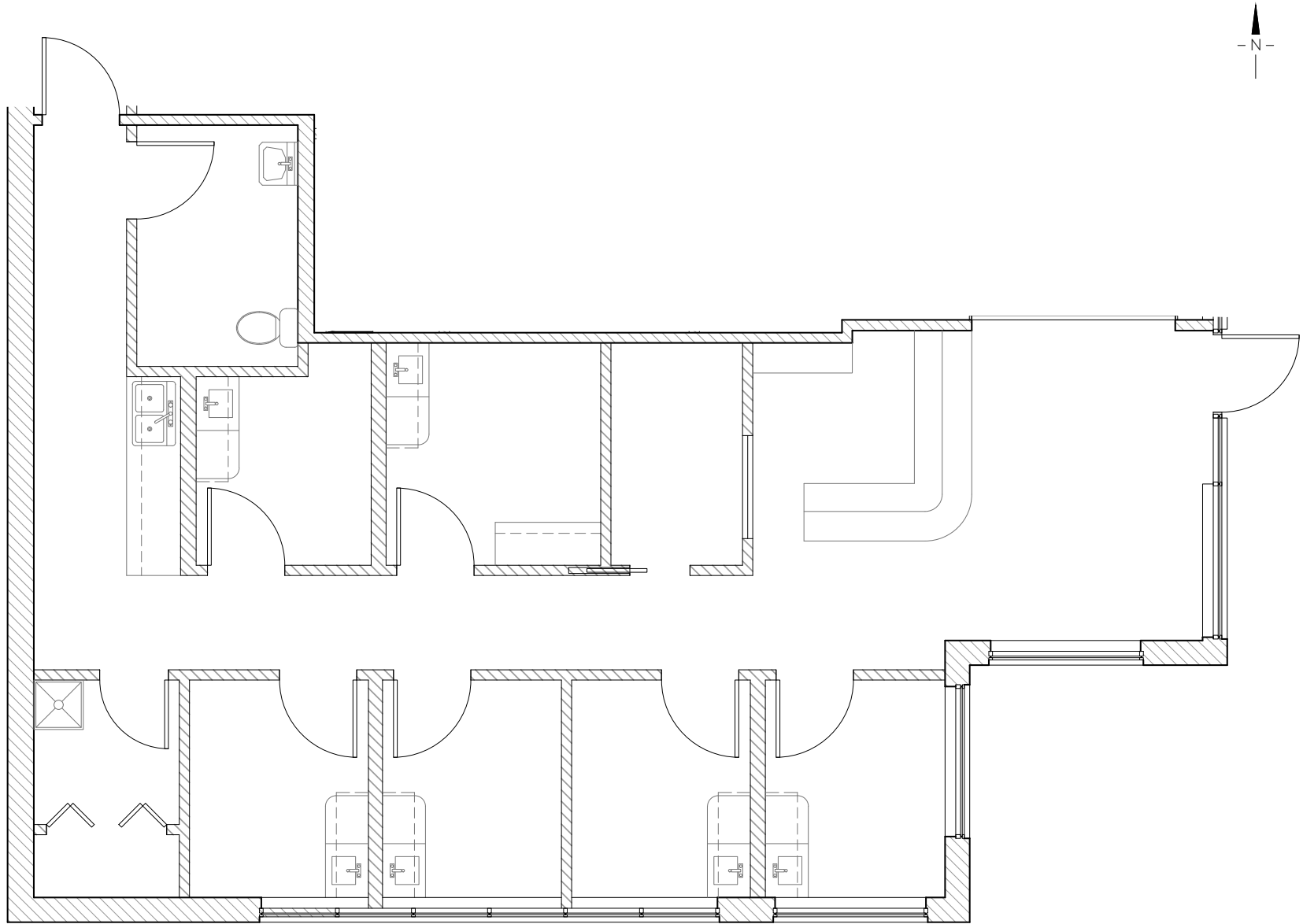
Availability: September 1, 2026

Lease Rate: \$35.00 psf

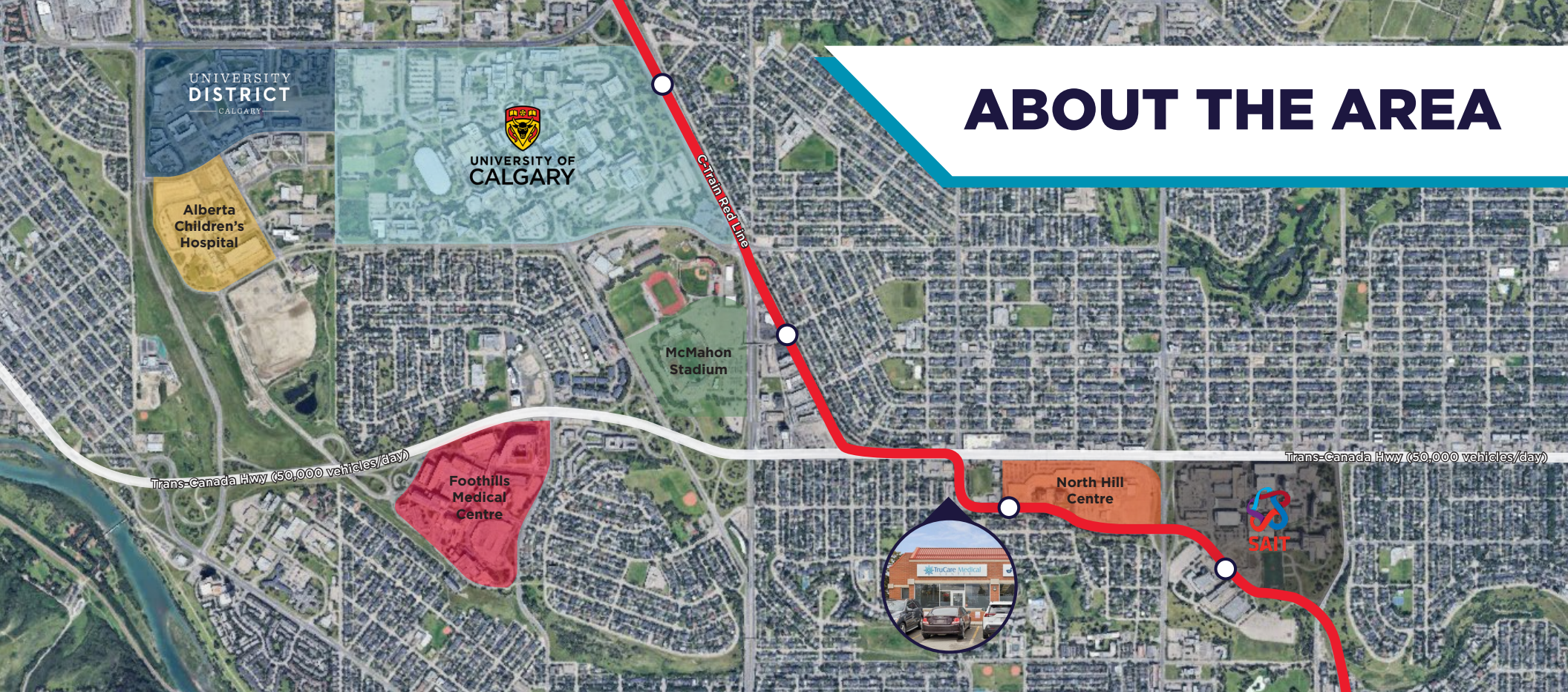
Operating Costs: \$26.32 psf (est. 2026)
(includes heat, water and electricity)

Parking: 3 Surface Parking Stalls
\$75.00 per stall, per month

FLOOR PLAN



ABOUT THE AREA



MAJOR RETAILERS NEARBY



64,550 TOTAL POPULATION
WITHIN 3 KM

96,946 DAYTIME POPULATION
WITHIN 3 KM

39 AVG AGE
WITHIN 3 KM

\$138,242 AVG HOUSEHOLD INCOME
WITHIN 3 KM

12 MINUTES TO
DOWNTOWN CALGARY

25 MINUTES TO
CALGARY INT'L AIRPORT

WITHIN 3 KM, SOURCE: PIINPOINT





The image shows the exterior of a TruCare Medical Center building. The building is constructed of red brick with a red metal roof. A large white sign above the entrance features a blue stylized flower logo and the text "TruCare Medical CENTER". The entrance has large glass windows and doors. A red "OPEN" sign is visible in the window. To the right of the entrance, a sign reads "PHARMACY". Two cars are parked in front of the building: a dark grey SUV on the left and a dark red sedan on the right. A diagonal blue and white graphic line runs across the right side of the image.

TruCare Medical
CENTER

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