

RATE REDUCED

en Friends



Northside Wellness Centre
NATURAL HEALTH FOR LIFE!

#16
3434 - 34th AVE NE



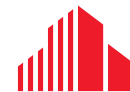
SULFUR RECOVERY ENGINEERING

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

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

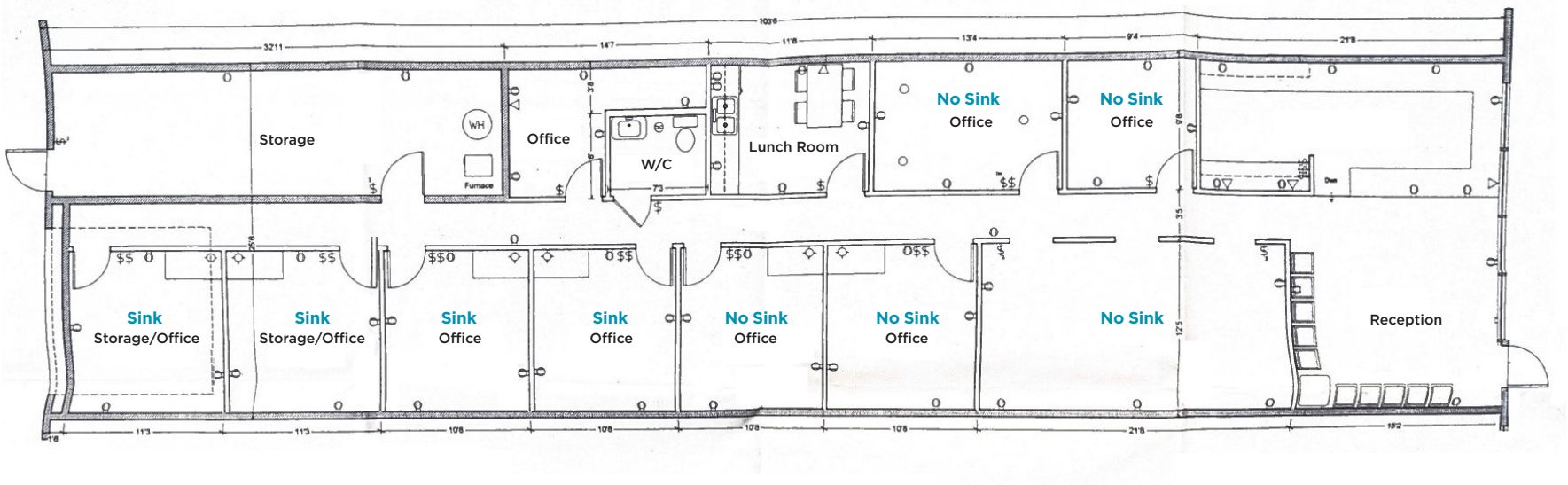
Lease Particulars

Available Area:	± 2,600 sf
Asking Rate:	\$20.00 psf NOW \$18.00 psf
Op. Costs:	\$7.93 psf (2026 est.)
Available:	Immediately

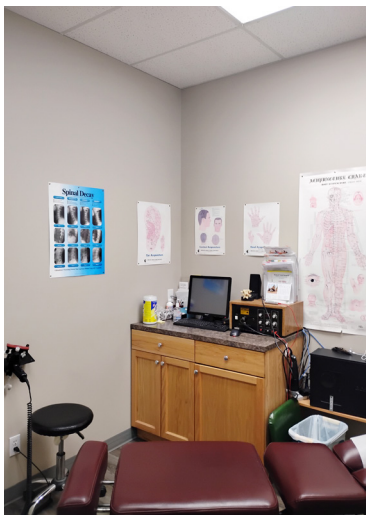


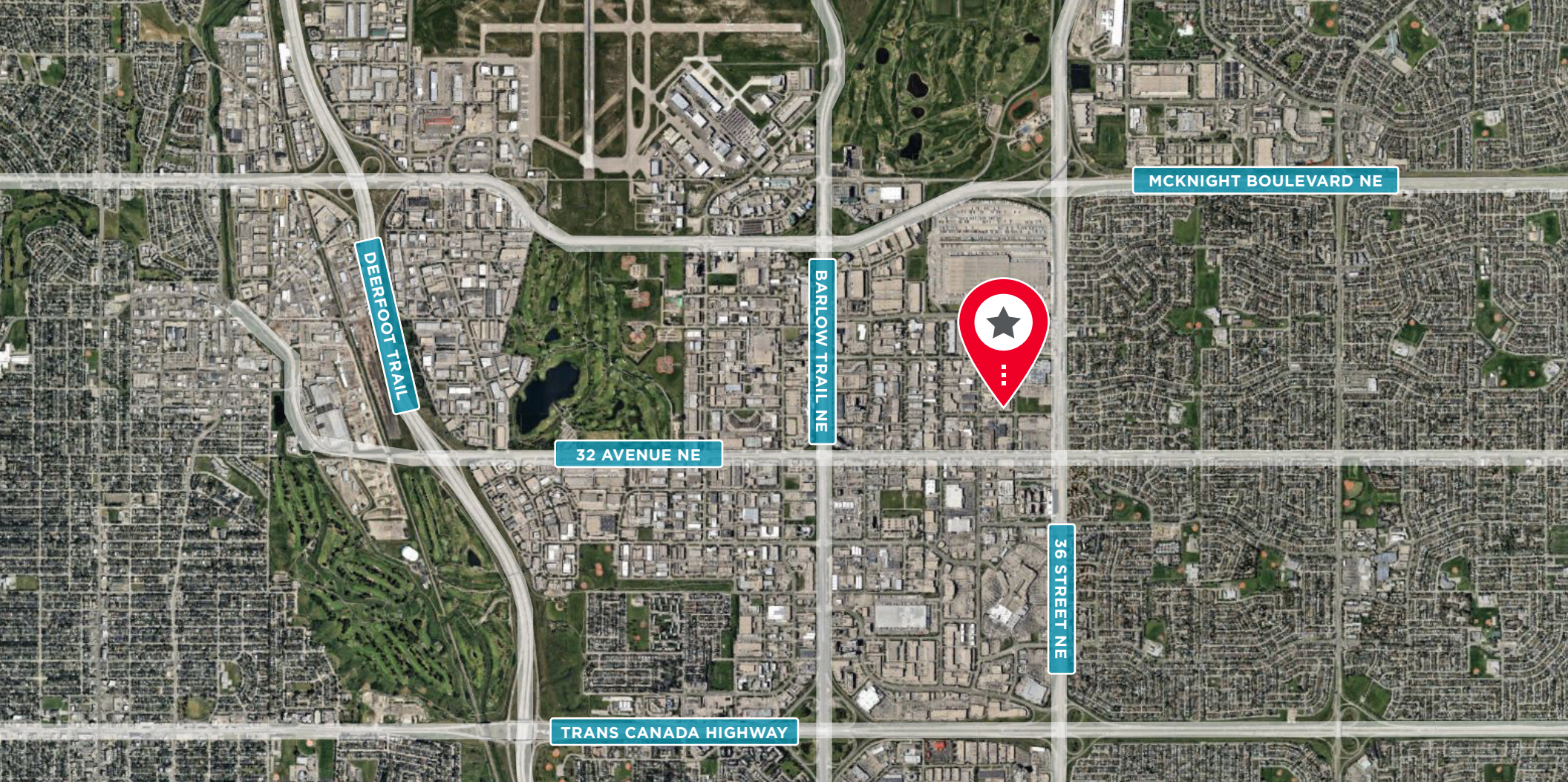
3434 - 34 AVENUE NE, BAY 16
CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

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