

# \$799,000 - N/A, Calgary

MLS® #A2213955

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

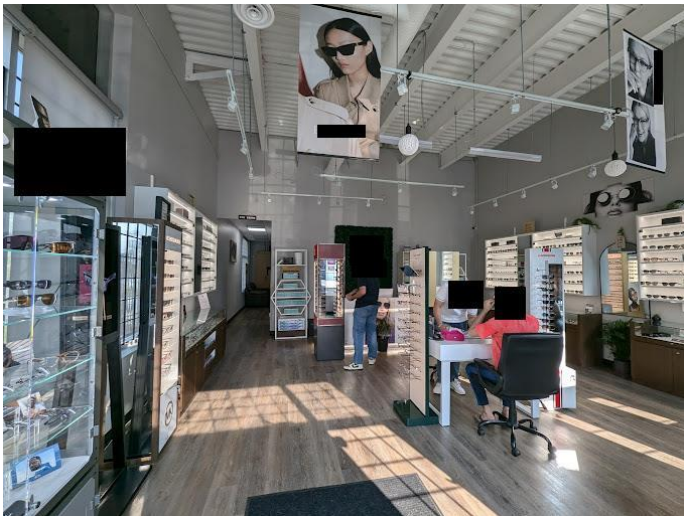
N/A, Calgary, Alberta

Purpose-Built Optometry Clinic for Sale | Prime NE Calgary Location. An exciting opportunity to acquire a modern, turnkey eye clinic in Calgary's NE, ideally positioned on a major high-traffic road and surrounded by dense residential neighborhoods. This purpose-built practice is just over a year old and features high-end leasehold improvements included in the sale, along with all essential assets worth \$200k to run a successful optometry business. The clinic is staffed by a skilled team of 2 full-time including the owner and 1 part time, all trained in scribing, allowing the optometrist to focus on exceptional patient care. With growing sales and strong community presence, this high-exposure location offers significant potential for expansion. Monthly rent \$4,311 includes operating costs, making this an excellent value opportunity. Please note: All inquiries are by appointment only. Do not approach staff or visit the business without prior scheduling. Contact us today to learn more.

Built in 2021

## Essential Information

MLS® #	A2213955
Price	\$799,000
Bathrooms	0.00
Acres	0.00



Year Built	2021
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	103

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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