

Offered for Sale

832 Edmonton Trail NE



Chris Zaharko
Associate

ROYAL LEPAGE
FOOTHILLS
INDEPENDENTLY OWNED & OPERATED

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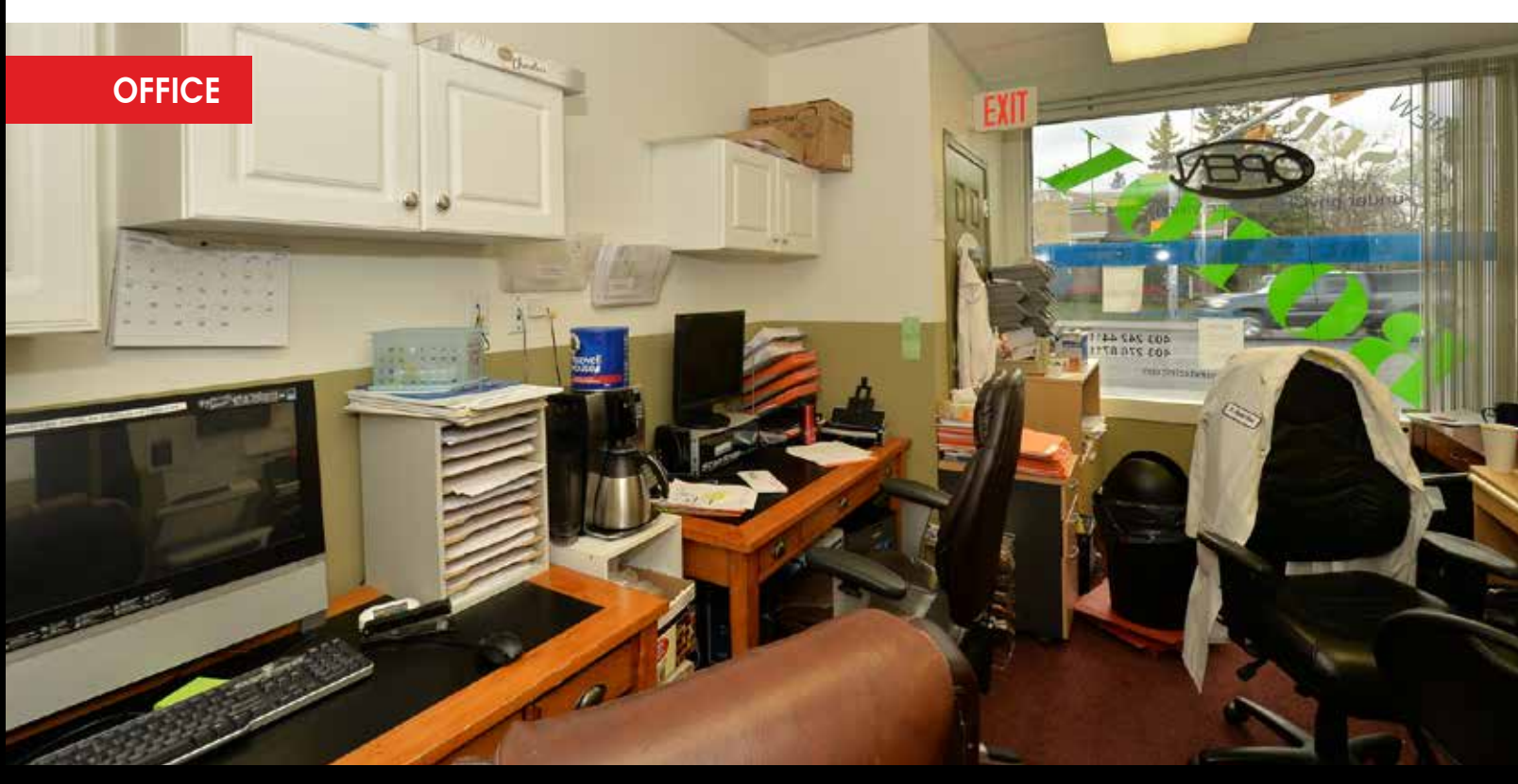
RECEPTION/WAITING AREA



Positioned in a High traffic area, on Edmonton Trail and 8 Ave, this corner Medical clinic has close to 3,000 sqft of development on the main floor. The building has been significantly renovated throughout, with new mechanical, electrical, and plumbing. The owner will consider selling his business along with the building. There are 10 separate medical examination rooms, a full reception area, 4 bathrooms, a main floor pharmacy and an additional 726 sqft file/ storage area. Seller will consider leaving all medical equipment with the purchase. Pharmacy pays \$2,100/ month until 06/30/16 (would consider renewing lease). Chiropractor leases one room and pays a 10% split. There is a single attached garage, and the owner leases 4 spots from the City at \$300 /mnth.



OFFICE

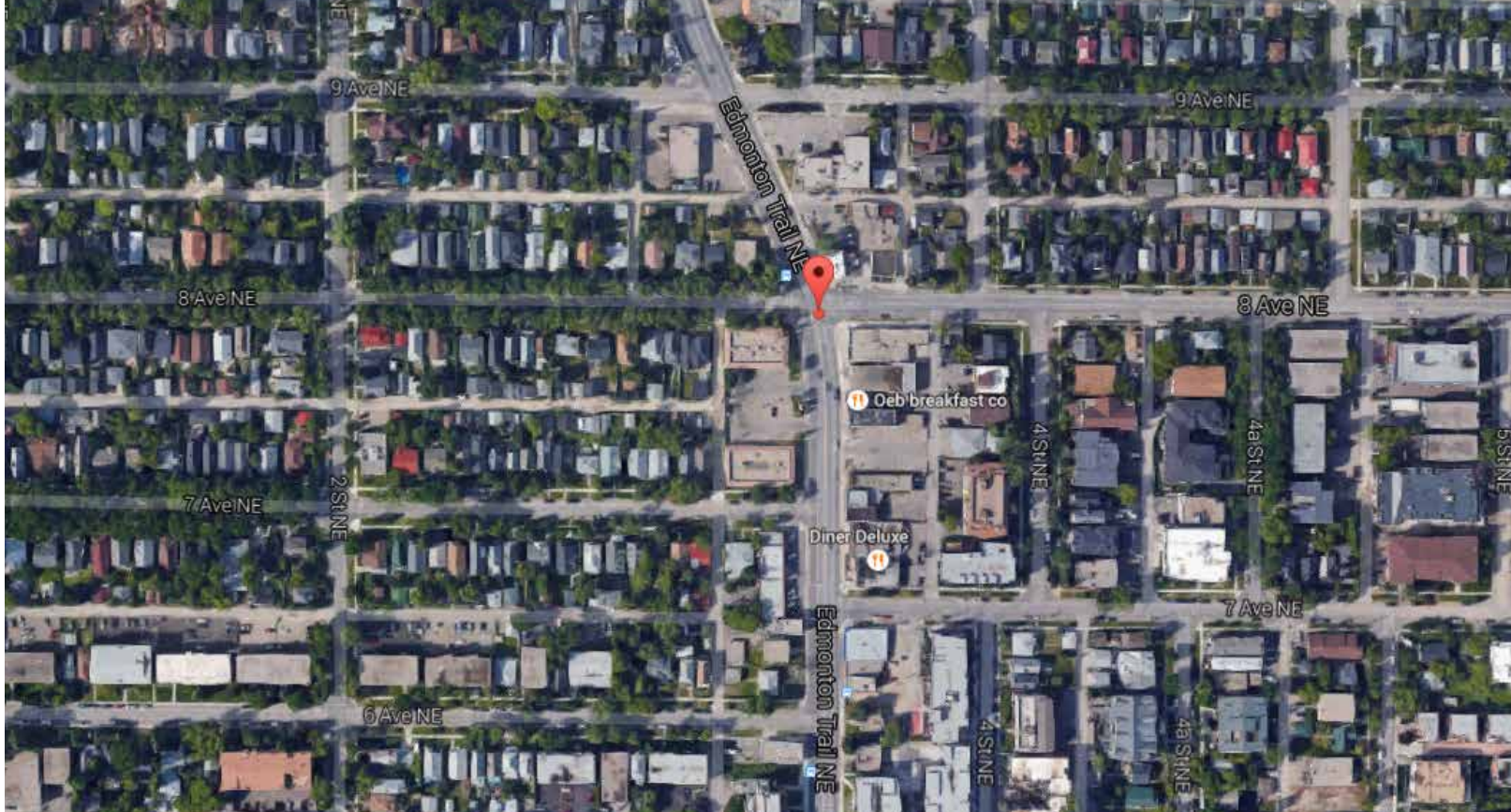


PHARMACY



BASEMENT FILE STORAGE





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