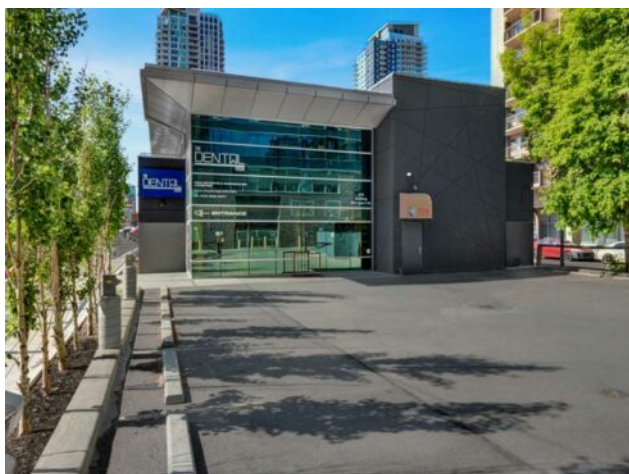


**902 9 Avenue SW**  
**Calgary, Alberta**

**MLS # A2232286**



**\$3,200,000**

<b>Division:</b>	Downtown Commercial Core
<b>Type:</b>	Office
<b>Bus. Type:</b>	Medical ,Mixed,Professional Service,Professional/Office
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Springhetti Dental Building
<b>Bus. Name:</b>	-
<b>Size:</b>	7,849 sq.ft.
<b>Zoning:</b>	CR20-C20/R20

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.15 Acre

**Lot Feat:** -

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.