

FOR LEASE

902 9th Ave SW
Calgary, AB



- High-exposure medical office building in downtown Calgary
- 2 units available

Unit 1:

- +/- 675 sf Main Floor Office For Lease
- Shared Washroom on Main Floor
- Parking stall \$275 per month

Unit 2:

- +/- 1,860 sf Basement For Lease
- Basement has 2 Private Washrooms
- Parking Stall \$275 per month

Ria Mavrikos

Commercial Sales & Leasing
403.493.0886
mavrikoscre@gmail.com



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FOR LEASE | MEDICAL OFFICE



MAIN FLOOR UNIT
+/- 675 sf



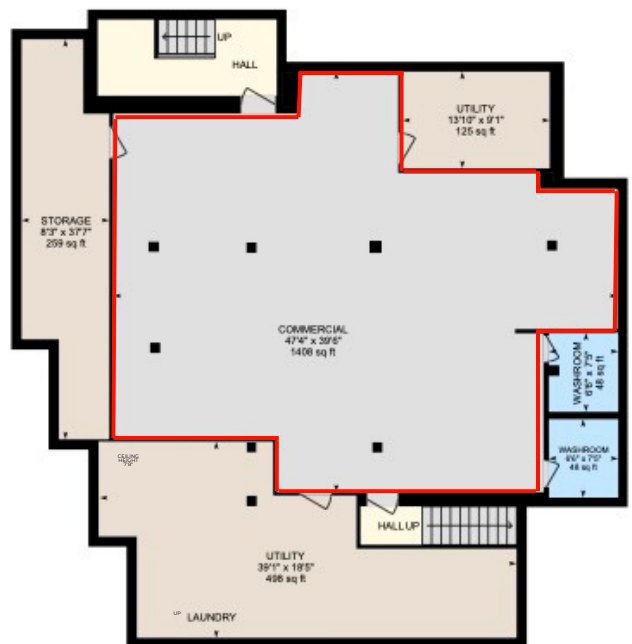
LEASE RATE
\$28.00PSF

OPERATING COSTS
\$15.13 (2026) PSF

FOR LEASE | MEDICAL OFFICE



BASEMENT UNIT
+/- 1,860 sf



LEASE RATE
\$11.00 PSF

OPERATING COSTS
\$15.13 (2026) PSF

FOR LEASE | MEDICAL OFFICE

PROPERTY DETAILS

ADDRESS	902 9 th Ave SW
SPACE TYPE	Medical, Mixed, Professional Service, Professional/Office
BUILDING TYPE	Free Standing, Low Rise
BUILDING SIZE	+/- 7,849 square feet
YEAR BUILT	2000
ZONING	CR20-C20/R20-X
PARKING SPACES	9 surface stalls



HIGH EXPOSURE
DOWNTOWN LOCATION



RARE OUTDOOR
PATIO SPACE



CLOSE TO
TRANSIT



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