

For Sale

SUITE 213 11420 - 27 STREET SE

MOVE-IN READY
MEDICAL OFFICE
CONDO



OWNER-USER OPPORTUNITY IN DOUGLASDALE BUSINESS PARK

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**AVISON
YOUNG**

For Sale

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BUILDING DETAILS

DISTRICT	Douglasdale Business Park
YEAR BUILT	2008
YEAR RENOVATED	2015
NUMBER OF FLOORS	3
BUILDING SIZE	101,571 SF
ZONING	I-B
BUILDING CLASS	A
PARKING	286 Free Common Surface Stalls Underground Parking Available

PARTICULARS

AVAILABLE	Suite 213
SIZE	1,121 SF
TAXES	\$6,886.92 (2025)
CONDO FEES	\$957.46/Month
SALE PRICE	\$405,000

BUILDING HIGHLIGHTS



Ample free surface parking for both tenants and visitors



Quick access and egress via Barlow Trail and Deerfoot Trail



Surrounded by a large commercial corridor, providing convenient access to a variety of retail, dining, and service amenities



Access to the Max Teal Bus line and the future LRT green line

PREMISES HIGHLIGHTS



Move-in ready chiropractic and wellness clinic



Open-concept treatment area with dedicated waiting area, kitchenette, and 2 private rear offices with windows



Renovated in 2023; upgraded electrical for medical equipment, new fluorescent lighting, new carpet and tile flooring throughout



Furniture and equipment available for purchase



Suitable for both medical and professional office users

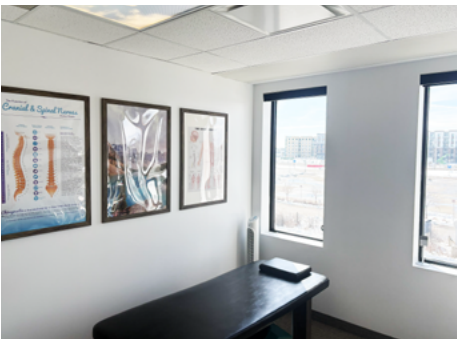
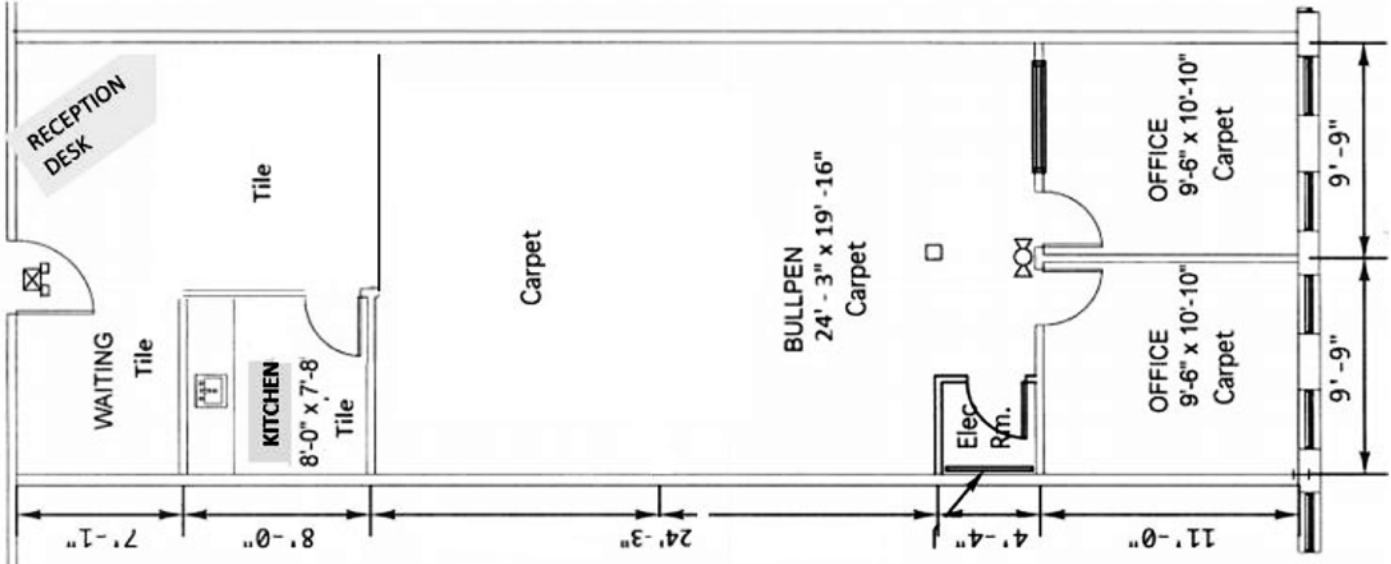


Elevator access



Suite 213

1,121 sf



SUITE DETAILS

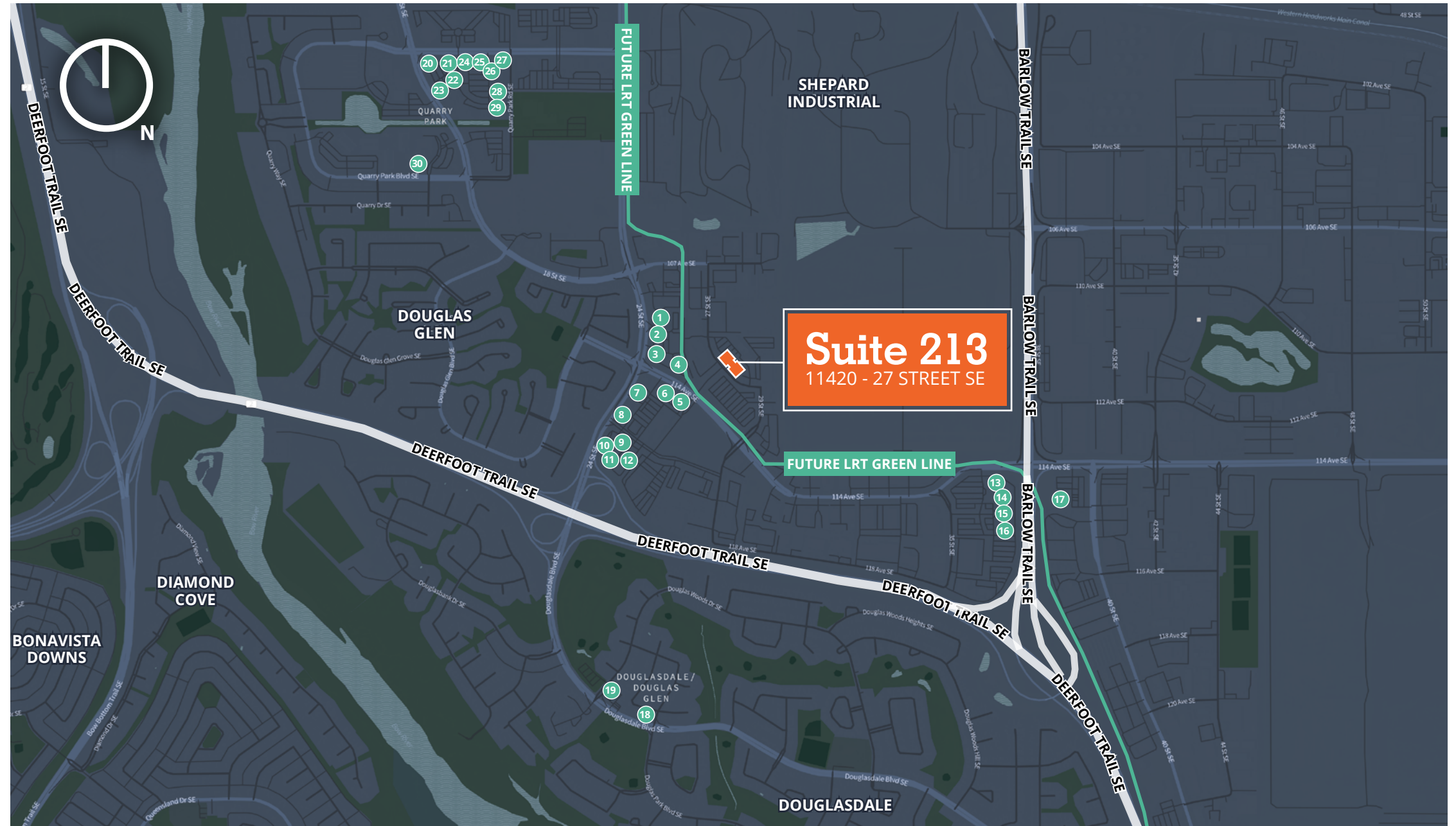
AVAILABILITY
Immediately

- SUITE FEATURES**
- 2 Offices/Treatment Rooms
 - Reception Area
 - Open area
 - Kitchen
 - Electrical Room



Location

- 1 Oshi Sushi Douglas
- 2 Tim Hortons
- 3 7-Eleven
- 4 Estoria Pizzeria
- 5 Penny Black Bar & Kitchen
- 6 Masala Theory Indian Bistro YYC
- 7 YYC Pasta Douglas
- 8 Dairy Queen Grill & Chill
- 9 Starbucks
- 10 McDonald's
- 11 Spring Vietnamese
- 12 Sagana Foods
- 13 Wild Horse Pub
- 14 Cactus Lounge
- 15 Mohave Grill
- 16 Deerfoot Inn & Casino
- 17 Denny's Restaurant
- 18 Saigon Royal Restaurant
- 19 Eq Bar & Grill
- 20 The Park Kitchen & Bar
- 21 Starbucks
- 22 Original Joe's
- 23 Pho Hoan Pasteur
- 24 Chopped Leaf
- 25 Mary Brown's Chicken
- 26 Crumbl
- 27 Pizza Hut
- 28 Co-op Quarry Park
- 29 Dollarama
- 30 Bento Sushi



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CONTACT FOR MORE INFORMATION

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