

FOR SALE

5600 *ELBOW DRIVE*

RARE HIGH-EXPOSURE STANDALONE OPPORTUNITY ALONG ELBOW DRIVE
RECENTLY UPGRADED WITH A BRAND-NEW ROOF





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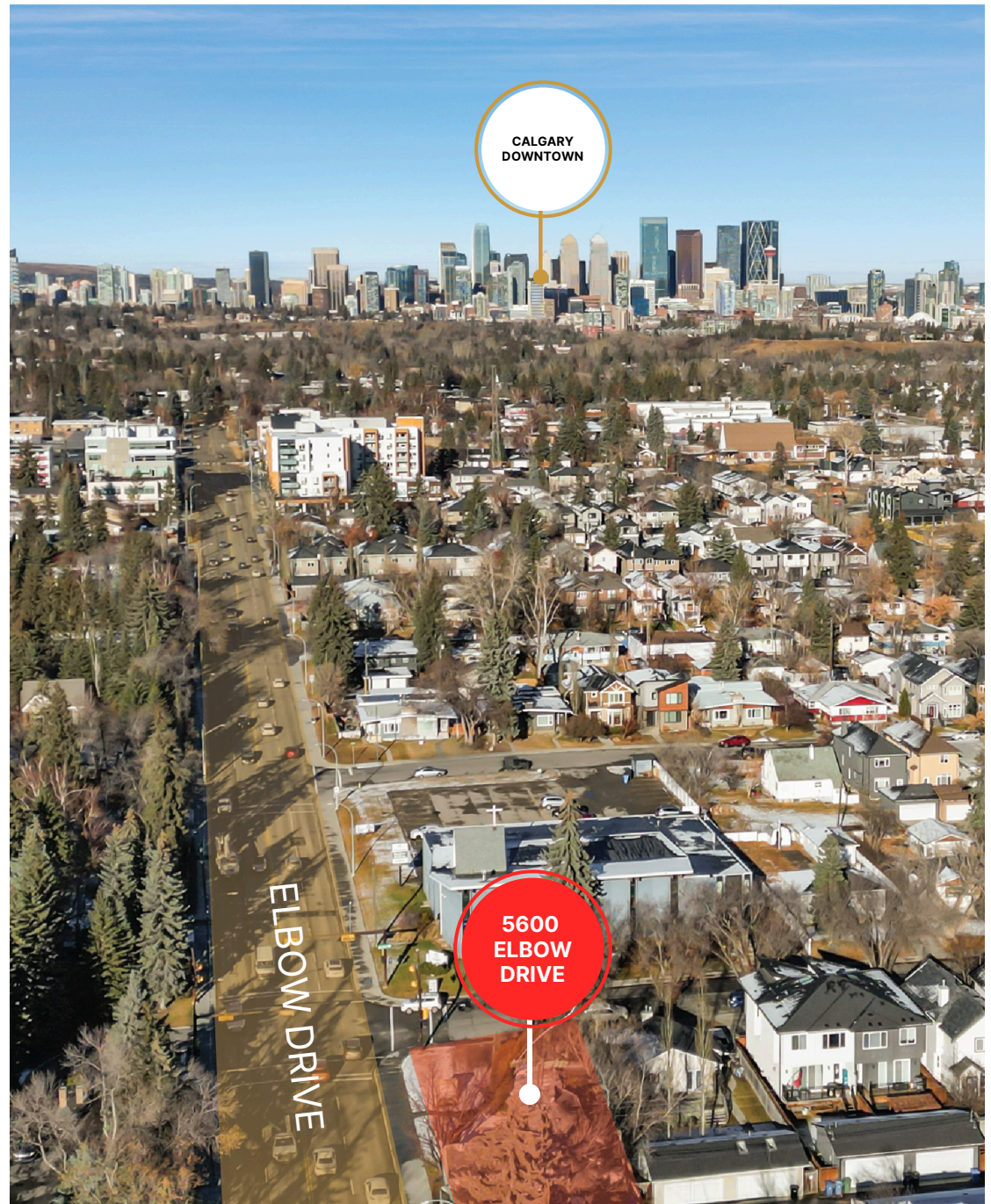
PROPERTY DETAILS

5600 ELBOW DRIVE SW

PROPERTY TYPE	Standalone Building
YEAR BUILT	1952
LAND SIZE	5,965 sf
BUILDING SIZE	1,127 sf (Main building) 287 sf (Secondary building) 1,414 sf (Total)
PARKING	Up to 9 stalls (surface tandem) Street parking available
PROPERTY TAX	\$14,166.76/annum
ZONING	Direct Control 54Z96

PROPERTY HIGHLIGHTS

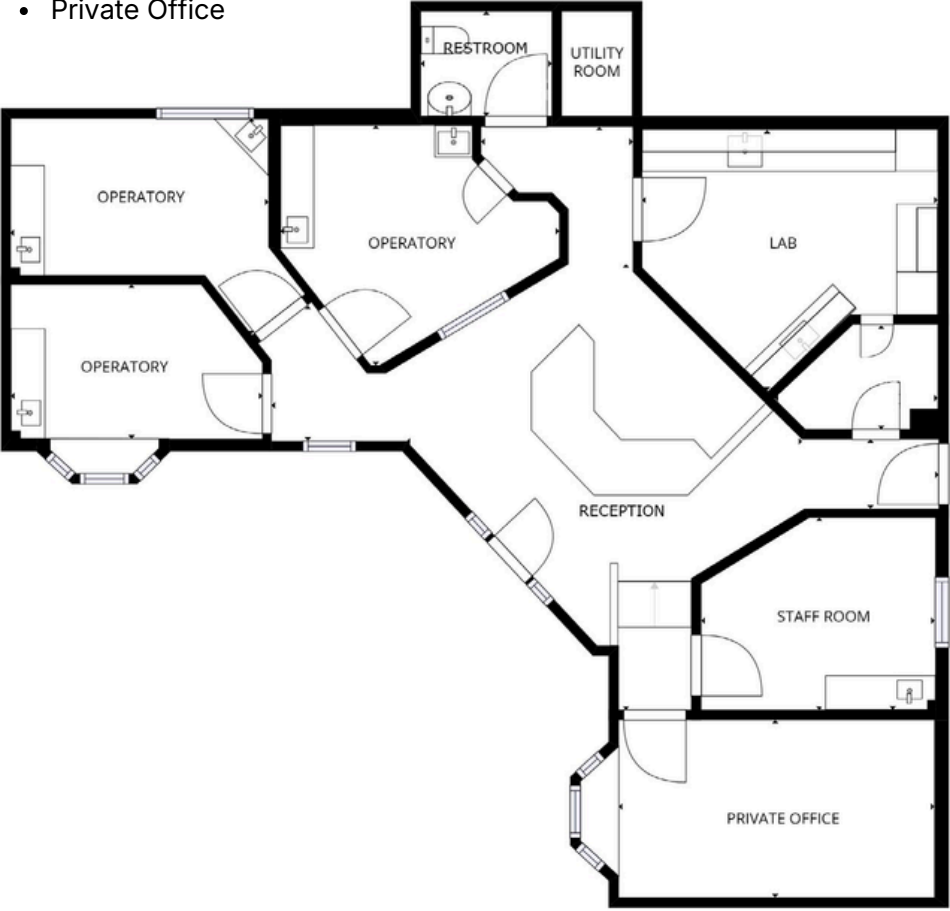
-  **Location**
Prime location on Elbow Drive
-  **Over 40,000 Vehicles Per Day!**
Pylon sign directly on Elbow Drive with excellent exposure
-  **Parking**
Ample on-site parking for up to 9 cars in tandem configuration. Free street parking
-  **Flexible Zoning**
Ideal for professional & health-service users



MAIN BUILDING

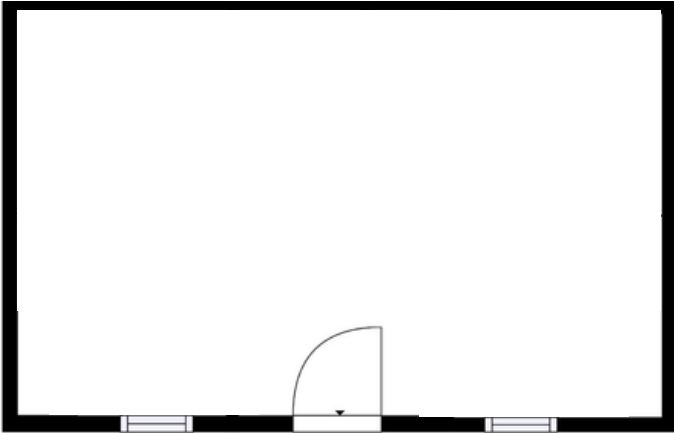
1,127 SF

- 3 Operatories
- Staff Room
- Dental Lab
- Reception
- Private Office



SECONDARY STRUCTURE

287 SF





LOCATION



11 MINUTE DRIVE
TO DOWNTOWN CALGARY

4 MINUTE DRIVE
TO GLANMORE TRAIL

5 MINUTE DRIVE
TO ROCKYVIEW HOSPITAL

FOR MORE INFORMATION



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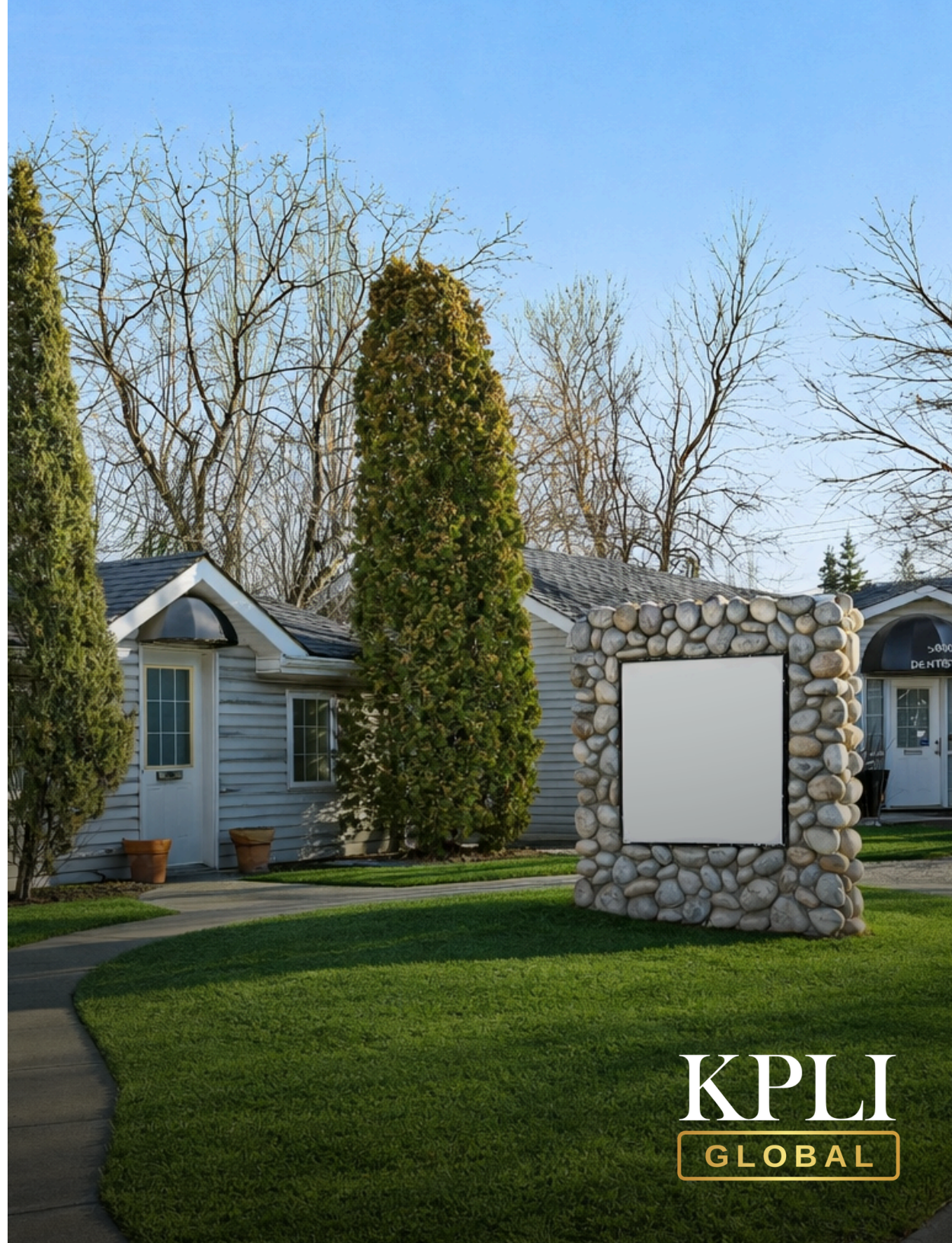
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