



**HARVEST HILLS PROFESSIONAL CENTRE
160 - 96 AVE NE, CALGARY, AB**



Photo by Edmond Hubbard

AVAILABLE SPACE

Unit #203	1,346 sq. ft.
Zoning:	CN2, Commercial – Neighborhood 2
Rental Rate:	Market Rate
Property Taxes:	\$6.11
Op. Costs	\$10.94
Total:	\$17.05 p.s.f (2025 Estimate)



*For more details, please contact (403) 293-6027
or via email at vw@viewwest.net*

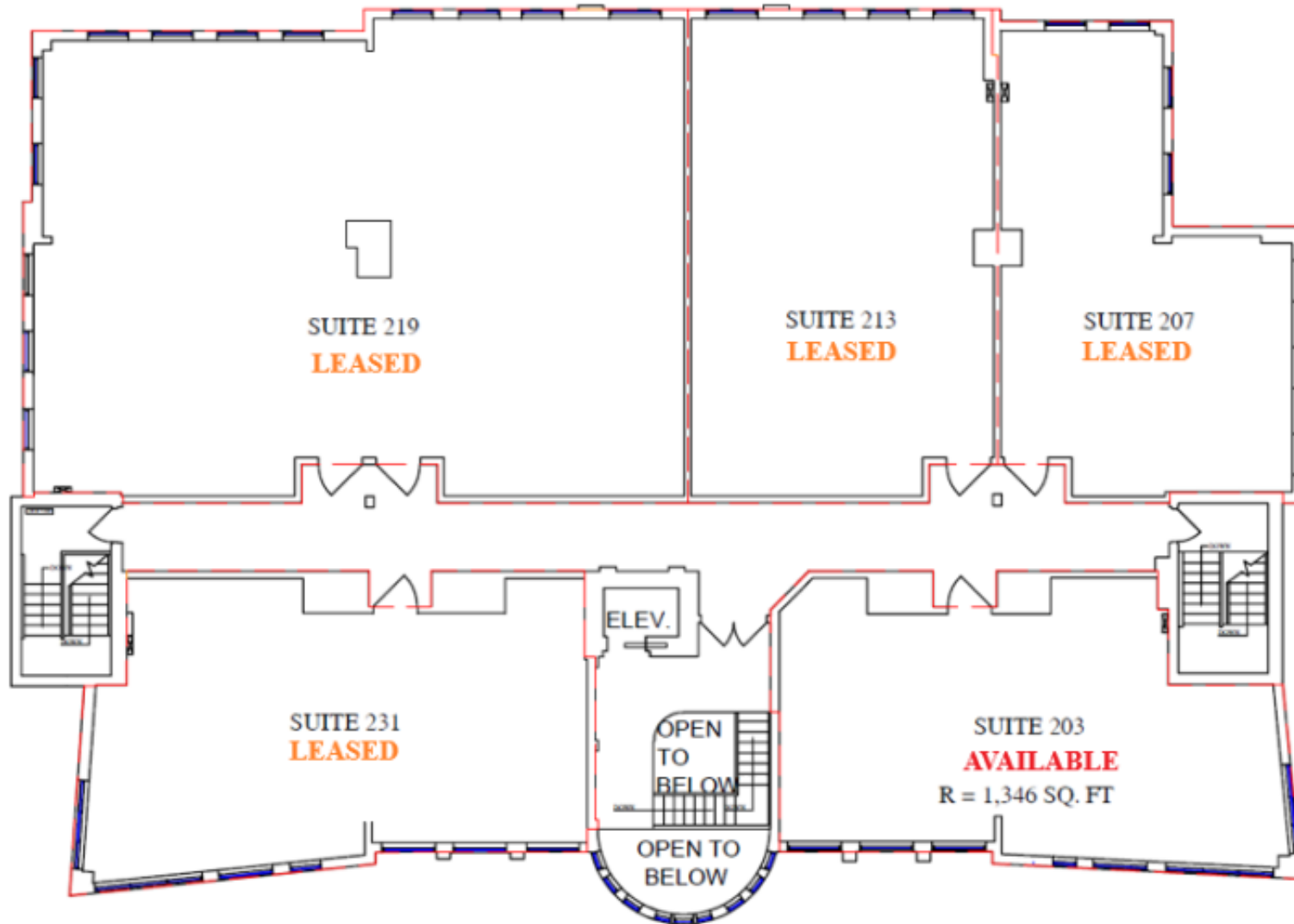
LOCATION FEATURES:

- Professional Centre, suitable space for Medical, Professional, Retail or General Office use.
- Major Tenant's include multiple specialty dentist, specialty doctors and ancillary medical services, radiology and infusion clinic, walk-in clinic, pharmacy and many other professional tenants.
- Building front signage available.
- Space can be developed to suit the Tenant's needs.
- Underground stalls available at \$150.00 per stall per month (Ratio 1 per 900 s.f.).
- Customer parking on surface lot on first come first serve basis.



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SECOND FLOOR PLAN



SUITE 203

