



## Turn-Key Practice Opportunity

### Location: Lethbridge, AB

Primacy Management Inc., a division of Calian Group Ltd., is currently looking for qualified Family Physicians to **OPEN** or **RELOCATE** their practice to our Medical Clinic space on the mezzanine level of the Real Canadian Superstore. Located at 3515 Mayor Magrath Drive South, Lethbridge, AB, this high traffic location is ideal for a Family Practice physician plus Walk-In services 6 or 7 days a week.

### Clinic Space: (Available NOW)

- 1,856 sq. ft. built out medical clinic space with leaseholds including, built in cabinetry, reception desk and waiting/exam room patient chairs.
- 6 Exam Rooms
- 1 Nursing Station
- 2 Physician Offices
- 2 Washrooms
- Large Waiting Room

### Primacy Offers:

- Turn-Key medical space - professional design and décor with modern, bright colour scheme (Clinic space scheduled for renovation (paint, flooring, millwork, etc.) with new physicians)
- Below market rent with NO additional fees (includes heat, hydro, water & property taxes)
- Dedicated management team to handle all your maintenance and facility issues
- Marketing and advertising to help promote your business
- Loyalty Program offering preferred pricing with strategic partners including Medical Mart, Stevens and Accuro
- Participation in the Military Family Doctor Network\* in available locations
- HD Flat screen digital media system
- Ample free parking
- On-Site Pharmacy

### Physician Responsibilities:

- Supplying all medical equipment and supplies, office equipment and furnishings, staff, phone system, phone/internet services and cleaning.

### Mandatory Qualifications:

- Eligible for licensure with the College of Physicians and Surgeons of Alberta
- Coverage with the Canadian Medical Protective Association (CMPA)

*\*Primacy Management Inc. is the founder of the Military Family Doctor Network in Canada*

**To learn more about the clinic space and amenities being offered  
Please contact our Physician Recruiter @ 1-877-633-7722 x3508  
or email [recruiter@primacy.ca](mailto:recruiter@primacy.ca)**