

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
- 2 Doctor's Offices
- 1 Nursing Station
- 2 Washrooms
- Reception desk
- 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 TELUS EMR and Telecom services, Medical Mart and Staples
- 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)

To learn more about the clinic space and the amenities being offered, please contact Megan Prikker @ 877-225-4264 ext. 230