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5114, 2255 32 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27098


MLS ID:
A2183540

\$1,000,000



 **DENIS HRSTIC**
 (403) 852-6583

 Greater Property Group
 800-899-1217

 5114, 2255 32 Street NE, Calgary , Alberta T1Y 0C2

Transaction Type For Sale	Days On Market 46	Zoning I-C
Subdivision Sunridge	Year Built 2020	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2210714
Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64	Inclusions NA
Restrictions See Remarks	Reports Condo/Strata Bylaws	

EXCLUSIVE USE PRIME RETAIL LOCATION – TURNKEY OPPORTUNITY. Seize this exceptional opportunity to OWN YOUR FULL DEVELOPED RETAIL SPACE complete with a Move-In Ready Physiotherapy Practice. EXCLUSIVE USE PHYSIOTHERAPY IS GRANTED. This versatile 1600 Square Feet property is available for immediate use, offering you multiple options to suit your business so you can launch your own physiotherapy clinic in the professionally designed space. Or repurpose the space for another permitted retail use, leveraging its prime location and extensive interior improvements. Some examples: HEALTH AND WELLNESS (Physiotherapy / Acupuncture / Chiropractors / Nutritional Counseling / Dietitians / Naturopathy Clinics / Mental Health). MEDICAL (Optometrists / Eye Care Centers / Dermatologists / Specialists). PROFESSIONAL (Law Firms / Legal and Financial Services / Accounting / Financial Advisors / Wealth Management Firms / Engineering or Architectural Firms). EDUCATIONAL (Educational and / or Child-Focused Services / Child Therapy Centers / Government and Community Services)....and many more uses available. This is your chance to step into a space that's ready to support your success, whether you're starting fresh, expanding, or investing in a proven practice. Positioned in the heart of Calgary's bustling Sunridge district, this space is part of the vibrant SHOPPES AT SUNRIDGE – a premier commercial condo development spanning over 40,000 square feet. Designed with both functionality and aesthetics in mind, the complex offers a pedestrian-friendly layout to enhance foot traffic and huge 230-stall paved parking lot. Centrally located within Calgary's primary commercial hub, surrounded by major retail anchors including Costco, Superstore, Sunridge Mall, and Sunridge Spectrum. Exceptional visibility and access to a broad and diverse demographic mix. Proximity to high-demand residential neighborhoods such as Sunridge, Rundle, Franklin, Marlborough, and Whitehorn, offering seamless connectivity for both clients and staff. This prime location offers unparalleled opportunities for business growth in one of Calgary's most dynamic retail destinations. Call for your private appointment today. DO NOT APPROACH STAFF OR VISIT BUSINESS WITHOUT SCHEDULING APPOINTMENT.

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