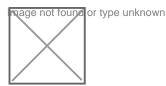


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5114, 2255 32 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

27098

MLS ID:

A2183540

\$1,000,000



- A DENIS HRSTIC
- **403)** 852-6583
- **800-899-1217**

r<u>P</u>ri

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

Building Area (Sq. Ft.)

2210714

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 highdemand 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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