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## 6110, 2255 32 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
30154


**MLS ID:**  
A2211001

**\$849,000**



 **JASON CHOI**  
 (403) 399-8124

 First Place Realty  
 403-547-8401

 6110, 2255 32 Street NE, Calgary , Alberta T1Y 6E8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 101	<b>Zoning</b> I-C
<b>Subdivision</b> Marlborough	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2022
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 2210714	<b>Building Area (Sq. Ft.)</b> 1516.60	<b>Building Area (Sq. M.)</b> 140.90
<b>Inclusions</b> None	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Call Lister

PRIME RETAIL/OFFICE CONDOMINIUM FOR SALE – FULLY BUILT-OUT, MOVE-IN READY. An excellent opportunity to acquire a fully developed 1,516 SF retail condominium located in a prominent, high-traffic commercial area. Currently operating as an immigration consultancy office, the space features a contemporary layout with premium interior finishes, including floor-to-ceiling glass partitions, private offices, and reception areas. The property is ideally suited for continued use as a professional services office, retail storefront, or a variety of permitted commercial uses. With a modern build-out and immediate occupancy potential, this space offers both owner-users and investors a strategic asset in a thriving business corridor. A commercial lease-to-own options are also available.

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