

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





**Location**  
Calgary, Alberta



**Listing ID:**  
31121


**MLS ID:**  
A2234869

**\$850,000**



 **DENIS HRSTIC**  
 (403) 456-3688

 **Comox Realty**  
 403-456-3688

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 6	<b>Zoning</b> I-C
<b>Subdivision</b> Sunridge	<b>Year Built</b> 2020	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2210714
<b>Building Area (Sq. Ft.)</b> 17222.26	<b>Building Area (Sq. M.)</b> 1599.99	<b>Inclusions</b> n/a
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

SELLER FINANCING AVAILABLE | EXCLUSIVE USE – PRIME RETAIL LOCATION | TURNKEY PHYSIOTHERAPY CLINIC Take advantage of this rare opportunity to own your fully developed retail space in the thriving heart of Calgary’s Sunridge district. This 1600 sq ft, move-in ready physiotherapy clinic offers a seamless transition for medical and wellness professionals looking to step into a professionally designed space. Exclusive use for PHYSIOTHERAPY is granted, making it ideal for practitioners ready to grow or launch their clinic. SELLER FINANCING TERMS AVAILABLE – INQUIRE FOR DETAILS. Flexible purchase terms may help you secure ownership with less upfront capital and more financial flexibility. The layout and improvements also make this unit suitable for a wide variety of other permitted uses, including: HEALTH & WELLNESS – Acupuncture, Chiropractic, Nutritional Counseling, Naturopathy, Mental Health Services MEDICAL – Optometry, Eye Care, Dermatology, Specialized Clinics PROFESSIONAL SERVICES – Law Firms, Financial Advisors, Accounting, Wealth Management, Engineering & Architecture EDUCATIONAL & COMMUNITY – Child-Focused Services, Therapy Centers, Government or Non-Profit Organizations Whether you’re starting fresh, expanding your current operation, or investing in a proven business setup, this location is ready to support your long-term success. Situated within The Shoppes at Sunridge, a high-traffic commercial condo development spanning over 40,000 sq ft, this location offers excellent visibility, modern architectural design, and a pedestrian-friendly layout. A massive 230-stall paved parking lot ensures convenience for both clients and staff. Surrounded by major retail anchors such as Costco, Superstore, Sunridge Mall, and Sunridge Spectrum, the site offers maximum exposure and accessibility. Nearby residential communities—Sunridge, Rundle, Franklin, Marlborough, and Whitehorn—provide a diverse and steady client base. This is a highly strategic location for business growth in one of Calgary’s most dynamic retail corridors. Private showings available by appointment only.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.