



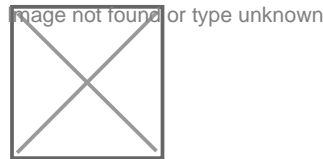
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**Regional Contact**

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## #33, 3131 27 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

34503

**MLS ID:**

A2295327

**\$725,000**



**CYRIL LEWIS**  
 (403) 903-2219

First Place Realty  
 403-547-8401

#33, 3131 27 Street , Calgary , Alberta T1Y6Z1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 13
<b>Zoning</b> C-COR3	<b>Subdivision</b> Sunridge	<b>Year Built</b> 2016
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1716280	<b>Building Area (Sq. Ft.)</b> 1163.00	<b>Building Area (Sq. M.)</b> 108.05
<b>Inclusions</b> RECEPTION COUNTER ONLY. .	<b>Restrictions</b> None Known	<b>Reports</b> Title

Location! Location! Location! An exceptional turn-key commercial unit in a prime NE Calgary location, currently operating as a successful aesthetic clinic with over five years of proven business performance. Situated in a high-traffic, bustling plaza, this fully developed retail bay offers excellent visibility and strong footfall—ideal for both investors and owner-operators. This professionally built-out space features a modern interior with quality improvements, allowing for immediate takeover with minimal setup required. The flexible zoning supports a wide range of uses, including medical clinics, wellness centers, massage therapy, laser/aesthetic services, or other health-related businesses. Key Highlights: • Fully improved and operational space • Established clientele and proven business model • High-exposure location with consistent traffic • Suitable for various medical and wellness uses • Turn-key opportunity with minimal startup cost The current lease has expired, The buyers has the choice to do the same business or any other business of their choice. offering flexibility for buyers or tenants with options for renewal or potential ownership transition. Don't miss this rare opportunity to own or lease ready-to-go commercial space in one of Calgary's most sought-after business corridors. Equipment not included belongs to the tenant.

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