

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 LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
27098


**MLS ID:**  
A2183540

**\$33**



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

 Greater Property Group  
 800-899-1217

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 136	<b>Lease Amount</b> 33.00
<b>Lease Frequency</b> Annually	<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> 1600.00
<b>Building Area (Sq. M.)</b> 148.64	<b>Inclusions</b> NA	<b>Restrictions</b> See Remarks

#### Reports

Condo/Strata Bylaws

FOR SALE OR LEASE: PRIME RETAIL OPPORTUNITY – TURNKEY AND FULLY DEVELOPED. Zoning: Industrial - Commercial. Seize this exceptional chance to own a fully built-out retail space in a high-traffic location. This 1600 SF property is move-in ready for a physiotherapy practice with exclusive use rights, making it an ideal opportunity to launch your clinic immediately. Alternatively, take advantage of the prime location, modern design, and extensive interior improvements to repurpose the space for a variety of permitted retail and professional uses including: 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, Community and Non-Profit Services)....and many more uses available. Positioned in The Shoppes at Sunridge, a premier retail destination spanning over 40,000 SF, this fully developed space offers an exceptional opportunity for businesses seeking high visibility and strong customer traffic. Designed with both convenience and accessibility in mind, the complex features a pedestrian-friendly layout and a 230-stall paved parking lot, ensuring seamless access for clients, customers and staff. Strategically located in one of Calgary's busiest commercial corridors, this property benefits from prime exposure near major national retailers, including Costco, Superstore, Sunridge Mall and Sunridge Spectrum, attracting a steady flow of shoppers and professionals. Additionally, it is surrounded by well-established residential communities such as Sunridge, Rundle, Franklin, Marlborough and Whitehorn, creating a built-in customer base and steady demand for retail and professional services. This is a rare opportunity to establish or expand your business in a thriving retail district known for its strong economic growth and diverse commercial presence. Whether you are an investor looking for a high-value asset, a business owner ready to scale, or a professional seeking a prime location, this space is designed to support long-term success and growth. Call today to schedule your private appointment. Base Building Details: Water Supply: 1" | HVAC: 5-ton rooftop unit | Electrical: 120/208V, 3-phase, 4-wire, 225A

**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.