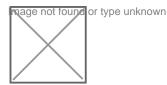


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5114, 2255 32 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30675

MLS ID: A2223097

\$900,000



△ DENIS HRSTIC

(403) 852-6583

■ Greater Property Group

800-899-1217

r<u>P</u>ri

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

Transaction Type

For Sale

Days On Market

I-C

Zoning

10

Subdivision

Sunridge

Year Built

2020

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan 2210714

Building Area (Sq. Ft.)

1600.00

Building Area (Sq. M.)

148.64

Inclusions N/A

Restrictions Reports

See Remarks

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.

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