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5102, 2255 32 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
32617


MLS ID:
A2265963

\$829,000



 **YAN GONG**
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 RE/MAX House of Real Estate
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 5102, 2255 32 Street NE, Calgary , Alberta T1Y 0C2

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning I-C	Subdivision Sunridge	Building Type Commercial Mix,Condo Complex,Mixed Use,Retail,Shopping Centre
Year Built 2020	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2210714	Building Area (Sq. Ft.) 1502.46
Building Area (Sq. M.) 139.58	Electric Certified Volts/Amps	Commercial Amenities Lunchroom,Storage,Storefront
Access to Property Accessible to Major Traffic Route,Back Alley Access,Airport Nearby,Front and Rear Drive access,Allowed Access,Major Shopping Center,Major Shopping Nearby,Mixed,On Major Traffic Route,Public,Public Transportation Nearby,Strip Shopping Mall		
Reports Floor Plans,Title		Inclusions Negotiable
		Restrictions Condo/Strata Approval

TURNKEY RETAIL / OFFICE Unit for SALE. PRIME SUNRIDGE location. Almost NEW condition! An exceptional opportunity to own a Fully Developed, Long term lease in place, commercial condo in one of Calgary's most dynamic business corridors — With over 150 top brand name stores and services at Sunridge Mall. Strategic exposure within a high-traffic retail hub. This 1503 sq. ft. retail/office unit offers a modern, high-visibility presence within a commercial plaza featuring sleek architecture, landscaped surroundings, and 230 paved parking stalls for clients and staff. Currently operating as a professional services office, the space features high-end interior finishes, floor-to-ceiling glass partitions, private offices, and a welcoming reception area. The turnkey build-out (\$200K cost/value) minimizes start-up time and capital investment — ideal for investors seeking immediate income and potential or future owner-occupiers .Serviced by major arterial routes and surrounded by established communities: Sunridge, Rundle, Marlborough, Franklin, and Whitehorn etc. Close to Costco, Superstore, Sunridge Mall, and Sunridge Spectrum moving theater etc. 15 minutes driving distance to Downtown Calgary. Variety of uses: Professional Offices | Medical & Wellness Clinics | Financial, Legal, or Consulting Firms | Specialty Retail | Child/Adult Educational or Community Services etc. Whether as a strategic income-generating investment, or for your future own practice, this prime commercial unit combines location, quality, and long-term growth potential in one of NE Calgary's most active commercial districts. Check out the 3D virtual Tour link now! Private tours available by appointment.

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