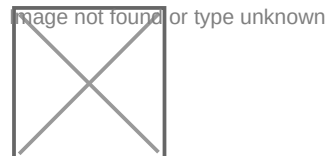


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5102, 2255 32 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32876

MLS ID:
A2270886

\$25



 **YAN GONG**
 (403) 816-6886

 RE/MAX House of Real Estate
 403-287-3880

 5102, 2255 32 Street NE, Calgary , Alberta T1Y 0C2

Transaction Type For Lease	Title Fee Simple	Lease Amount 25.00
Lease Frequency Annually	Lease Term Negotiable	Zoning I-C
Subdivision Sunridge	Building Type Commercial Mix,Condo Complex,Mixed Use,Retail,Shopping Centre	Year Built 2023
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
Inclusions To be verified	Restrictions Condo/Strata Approval	Reports Floor Plans,Title

TURNKEY RETAIL / OFFICE Unit for LEASE or SALE. PRIME SUNRIDGE location. Almost NEW condition! An exceptional opportunity to own a Fully Developed, Move-in Ready commercial condo in one of Calgary's most dynamic business corridors — The Shoppes at Sunridge. 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 owner-occupiers or investors seeking immediate income potential. Seller financing option is available for right buyer. 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 | Restaurant, Child/Adult Educational or Community Services etc. Whether for your own practice or as a strategic income-generating investment, 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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