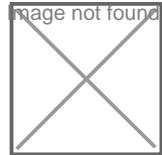


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#57, 3131 27 STREET NE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34488

MLS ID:
A2295057

\$1,299,900



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

 First Place Realty
 403-547-8401

 #57, 3131 27 Street NE, Calgary , Alberta T1Y6Z1

Transaction Type

For Sale

Days On Market

62

Zoning

C-COR3

Subdivision

Sunridge

Year Built

2016

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1710280

Building Area (Sq. Ft.)

2411.00

Building Area (Sq. M.)

223.99

Access to Property

Accessible to Major Traffic Route, Direct Access, Major Shopping Center, Major Shopping Nearby, On Major Traffic Route, Public Transportation Nearby, Strip Shopping Mall

Inclusions

NON

Restrictions

None Known

Reports

Title

LOCATION !!! LOCATION!!! LOCATION!!! Prime Retail/Commercial Space for Sale / Lease / Rent-to-Own – NE Calgary This versatile retail/commercial property presents an exceptional opportunity for a wide range of business and medical uses. Previously operating as a physiotherapy clinic, the space features a highly functional layout and is move-in ready for immediate operations. Ideal for: Medical facilities (clinic, diagnostic lab, optical center) Health & wellness services (physiotherapy, ladies' gym) Community services (community center, mini banquet hall) Corporate or professional offices The property offers flexible options including sale, lease, and rent-to-own, making it suitable for both established businesses and growing entrepreneurs. Key Features: Turn-key physiotherapy setup – start operating immediately Well-maintained infrastructure tailored for medical and professional use Spacious interior with potential for customization Option to subdivide for multiple small businesses Ample on-site parking for clients and staff Excellent exposure in a high-traffic NE Calgary plaza Located in a busy and well-established commercial strip mall, surrounded by strong anchor tenants including: Cardiology services Medical clinic & pharmacy Dental clinic Popular dining spots such as Kebab Fusion and Clay Oven Restaurant Location!!! Location !!! Location!!! This thriving business hub ensures consistent foot traffic and visibility, making it an ideal location to establish or expand your business presence. Note: Physiotherapy equipment and furniture are available separately and are not included in the listing price.

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