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#33, 3131 27 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34503

MLS ID:
A2295327

\$725,000



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

 First Place Realty
 403-547-8401

 #33, 3131 27 Street , Calgary , Alberta T1Y6Z1

Transaction Type For Sale	Title Fee Simple	Days On Market 60
Zoning C-COR3	Subdivision Sunridge	Year Built 2016
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1716280	Building Area (Sq. Ft.) 1163.00	Building Area (Sq. M.) 108.05
Inclusions RECEPTION COUNTER ONLY. .	Restrictions None Known	Reports Title

Location! Location! Location! An exceptional turn-key commercial unit in a prime NE Calgary location, currently operating as a successful aesthetic clinic with over five years of proven business performance. Situated in a high-traffic, bustling plaza, this fully developed retail bay offers excellent visibility and strong footfall—ideal for both investors and owner-operators. This professionally built-out space features a modern interior with quality improvements, allowing for immediate takeover with minimal setup required. The flexible zoning supports a wide range of uses, including medical clinics, wellness centers, massage therapy, laser/aesthetic services, or other health-related businesses. Key Highlights: • Fully improved and operational space • Established clientele and proven business model • High-exposure location with consistent traffic • Suitable for various medical and wellness uses • Turn-key opportunity with minimal startup cost The current lease has expired, The buyers has the choice to do the same business or any other business of their choice. offering flexibility for buyers or tenants with options for renewal or potential ownership transition. Don't miss this rare opportunity to own or lease ready-to-go commercial space in one of Calgary's most sought-after business corridors. Equipment not included belongs to the tenant.

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