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## 41, 3132 26 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35618

**MLS ID:**  
A2310367

**\$549,000**



 **PAUL RAMIKIE**  
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 41, 3132 26 Street NE, Calgary , Alberta T1Y 6Z1

<b>Transaction Type</b> For Sale	<b>Zoning</b> C-COR3	<b>Subdivision</b> Sunridge
<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail	<b>Year Built</b> 1995	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9410156
<b>Building Area (Sq. Ft.)</b> 1803.57	<b>Building Area (Sq. M.)</b> 167.56	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Bright, flexible space ideal for both office and boutique retail uses, featuring large windows, abundant natural light, and a rare private rooftop patio with sliding door access. A unique opportunity for businesses seeking privacy, natural light, and an elevated client experience with indoor-outdoor. \*\*\*Key Benefits: Exclusive rooftop space – perfect for client-facing or lifestyle businesses | Private entrance (shared by only 3 tenants) + exclusive washrooms | Strong signage opportunities (front door + podium) | Quiet, professional 2nd-floor setting with retail visibility potential. \*\*\*Ideal Uses: Professional offices (lawyer, accountant, consulting, real estate) | Wellness & health (physio, massage, psychology, nutrition) | Beauty & personal care (med spa, aesthetics, hair studio, skincare) | Boutique fitness (yoga, Pilates, personal training studio) | Creative studios (photography, design, architecture) | Specialty retail/showroom (home décor, fashion, bridal, gallery) | Education/training (tutoring, language, workshops).

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