



**GRASSROOTS**  
REALTY GROUP

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**2929 32nd Avenue NE**  
**Calgary, Alberta**

**MLS # A2222066**



**\$18,900,000**

**Division:** Sunridge

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 47,069 sq.ft.

**Zoning:** C-R1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Very Rare opportunity to acquire over 40,000 sqft building sitting on over 5 Acres +/- in the heart of Sunridge in NE calgary. Currently operating as a Toy R Us Retail store, the site offers immense parking offering an incredible opportunity to re-develop the site to add more square footage. Property offers great visibility from 32nd Ave and has no environmental concerns.