



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**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 40,000 sqft building sitting on 1.75 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. Do not miss the chance to capitalize on this opportunity call the listing agent or your favorite realtor to get more information all offer will be considered.