



**GRASSROOTS**  
REALTY GROUP

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**5102, 2255 32 Street NE**  
**Calgary, Alberta**

**MLS # A2265963**



**\$829,000**

Division:	Sunridge
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,502 sq.ft.
Zoning:	I-C
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Sewer Connected, Water Connect
Parking:	-
Lot Size:	-
Lot Feat:	-

**Inclusions:** Negotiable

TURNKEY RETAIL / OFFICE Unit for SALE. PRIME SUNRIDGE location. Almost NEW condition! An exceptional opportunity to own a Fully Developed, Long term lease in place, commercial condo in one of Calgary's most dynamic business corridors & With over 150 top brand name stores and services at Sunridge Mall. Strategic exposure within a high-traffic retail hub. This 1503 sq. ft. retail/office unit offers a modern, high-visibility presence within a commercial plaza featuring sleek architecture, landscaped surroundings, and 230 paved parking stalls for clients and staff. Currently operating as a professional services office, the space features high-end interior finishes, floor-to-ceiling glass partitions, private offices, and a welcoming reception area. The turnkey build-out (\$200K cost/value) minimizes start-up time and capital investment & ideal for investors seeking immediate income and potential or future owner-occupiers. Serviced by major arterial routes and surrounded by established communities: Sunridge, Rundle, Marlborough, Franklin, and Whitehorn etc. Close to Costco, Superstore, Sunridge Mall, and Sunridge Spectrum moving theater etc. 15 minutes driving distance to Downtown Calgary. Variety of uses: Professional Offices | Medical & Wellness Clinics | Financial, Legal, or Consulting Firms | Specialty Retail | Child/Adult Educational or Community Services etc. Whether as a strategic income-generating investment, or for your future own practice, this prime commercial unit combines location, quality, and long-term growth potential in one of NE Calgary's most active commercial districts. Check out the 3D virtual Tour link now! Private tours available by appointment.