



GRASSROOTS

REALTY GROUP

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**#57, 3131 27 Street NE
Calgary, Alberta**

MLS # A2295057



\$1,299,900

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,411 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NON

LOCATION !!! LOCATION!!! LOCATION!!! Prime Retail/Commercial Space for Sale / Lease / Rent-to-Own & NE Calgary This versatile retail/commercial property presents an exceptional opportunity for a wide range of business and medical uses. Previously operating as a physiotherapy clinic, the space features a highly functional layout and is move-in ready for immediate operations. Ideal for: Medical facilities (clinic, diagnostic lab, optical center) Health & wellness services (physiotherapy, ladies's gym) Community services (community center, mini banquet hall) Corporate or professional offices The property offers flexible options including sale, lease, and rent-to-own, making it suitable for both established businesses and growing entrepreneurs. Key Features: Turn-key physiotherapy setup & start operating immediately Well-maintained infrastructure tailored for medical and professional use Spacious interior with potential for customization Option to subdivide for multiple small businesses Ample on-site parking for clients and staff Excellent exposure in a high-traffic NE Calgary plaza Located in a busy and well-established commercial strip mall, surrounded by strong anchor tenants including: Cardiology services Medical clinic & pharmacy Dental clinic Popular dining spots such as Kebab Fusion and Clay Oven Restaurant Location!! Location !!! Location!!! This thriving business hub ensures consistent foot traffic and visibility, making it an ideal location to establish or expand your business presence. Note: Physiotherapy equipment and furniture are available separately and are not included in the listing price.