



**GRASSROOTS**  
REALTY GROUP

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5114, 2255 32 Street NE  
Calgary, Alberta

MLS # A2234869



**\$850,000**

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,222 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

**SELLER FINANCING AVAILABLE | EXCLUSIVE USE & PRIME RETAIL LOCATION | TURNKEY PHYSIOTHERAPY CLINIC**  
Take advantage of this rare opportunity to own your fully developed retail space in the thriving heart of Calgary's Sunridge district. This 1600 sq ft, move-in ready physiotherapy clinic offers a seamless transition for medical and wellness professionals looking to step into a professionally designed space. Exclusive use for PHYSIOTHERAPY is granted, making it ideal for practitioners ready to grow or launch their clinic. **SELLER FINANCING TERMS AVAILABLE & INQUIRE FOR DETAILS.** Flexible purchase terms may help you secure ownership with less upfront capital and more financial flexibility. The layout and improvements also make this unit suitable for a wide variety of other permitted uses, including: **HEALTH & WELLNESS &** Acupuncture, Chiropractic, Nutritional Counseling, Naturopathy, Mental Health Services **MEDICAL &** Optometry, Eye Care, Dermatology, Specialized Clinics **PROFESSIONAL SERVICES &** Law Firms, Financial Advisors, Accounting, Wealth Management, Engineering & Architecture **EDUCATIONAL & COMMUNITY &** Child-Focused Services, Therapy Centers, Government or Non-Profit Organizations Whether you're starting fresh, expanding your current operation, or investing in a proven business setup, this location is ready to support your long-term success. Situated within The Shoppes at Sunridge, a high-traffic commercial condo development spanning over 40,000 sq ft, this location offers excellent visibility, modern architectural design, and a pedestrian-friendly layout. A massive 230-stall paved parking lot ensures convenience for both clients and staff. Surrounded by major retail anchors such as Costco, Superstore, Sunridge Mall, and Sunridge

Spectrum, the site offers maximum exposure and accessibility. Nearby residential communities—Sunridge, Rundle, Franklin, Marlborough, and Whitehorn—provide a diverse and steady client base. This is a highly strategic location for business growth in one of Calgary’s most dynamic retail corridors. Private showings available by appointment only.