



**GRASSROOTS**  
REALTY GROUP

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5114, 2255 32 Street NE  
Calgary, Alberta

MLS # A2234897



**\$25 per sq.ft.**

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 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

FOR SALE OR LEASE: PRIME RETAIL OPPORTUNITY & TURNKEY AND FULLY DEVELOPED. Zoning: Industrial - Commercial. Seize this exceptional chance to own a fully built-out retail space in a high-traffic location. This 1600 SF property is move-in ready for a physiotherapy practice with exclusive use rights, making it an ideal opportunity to launch your clinic immediately. Alternatively, take advantage of the prime location, modern design, and extensive interior improvements to repurpose the space for a variety of permitted retail and professional uses including: HEALTH AND WELLNESS ( Physiotherapy / Acupuncture / Chiropractors / Nutritional Counseling / Dietitians / Naturopathy Clinics / Mental Health). MEDICAL ( Optometrists / Eye Care Centers / Dermatologists / Specialists). PROFESSIONAL (Law Firms / Legal and Financial Services / Accounting / Financial Advisors / Wealth Management Firms / Engineering or Architectural Firms). EDUCATIONAL (Educational and/or Child-Focused Services / Child Therapy Centers / Government, Community and Non-Profit Services)....and many more uses available. Positioned in The Shoppes at Sunridge, a premier retail destination spanning over 40,000 SF, this fully developed space offers an exceptional opportunity for businesses seeking high visibility and strong customer traffic. Designed with both convenience and accessibility in mind, the complex features a pedestrian-friendly layout and a 230-stall paved parking lot, ensuring seamless access for clients, customers and staff. Strategically located in one of Calgary's busiest commercial corridors, this property benefits from prime exposure near major national retailers, including Costco, Superstore, Sunridge Mall and Sunridge Spectrum, attracting a steady flow of shoppers and professionals. Additionally, it is surrounded by well-established residential

communities such as Sunridge, Rundle, Franklin, Marlborough and Whitehorn, creating a built-in customer base and steady demand for retail and professional services. This is a rare opportunity to establish or expand your business in a thriving retail district known for its strong economic growth and diverse commercial presence. Whether you are an investor looking for a high-value asset, a business owner ready to scale, or a professional seeking a prime location, this space is designed to support long-term success and growth. Call today to schedule your private appointment. Base Building Details: Water Supply: 1" | HVAC: 5-ton rooftop unit | Electrical: 120/208V, 3-phase, 4-wire, 225A