



**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

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**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.