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205, 51 Sunpark Drive SE Calgary, Alberta

MLS # A2185721



Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

N/A

\$16 per sq.ft.

Sundance

Bus. Type: Sale/Lease: For Lease Bldg. Name: -**Bus. Name:** Size: 30,000 sq.ft. Zoning: DC (pre 1P2007) Addl. Cost: Based on Year: **Utilities:** Parking: Lot Size: 1.00 Acre Lot Feat:

Seize the opportunity to position your business in the thriving Sundance Business Park! A fantastic location offering a professional environment and excellent amenities, ideal for medical, professional, or service-oriented businesses. Join a dynamic community that includes successful businesses such as 2 Dental Practices, an Orthodontic clinic, a Sleep Center, Massage Therapy, and Radiology Clinics. This robust medical and wellness presence offers great synergy and potential referral opportunities. Never worry about parking! The complex provides a generous total of 78 parking stalls, including: 22 secure underground stalls; 28 convenient visitor stalls; 28 surface stalls Unit 205: Ready for Your Business! Size: 2,128 square feet Features a partial build-out, providing a fantastic head start and reducing initial construction time and cost. The space is already framed out, allowing for faster customization to your specific needs. Second-floor location offering excellent natural light and a professional atmosphere. Move in sooner and start working! Unit 105: Blank Canvas Opportunity! Size: 1,947.90 square feet This unit is a shell space (needs to be built out), offering the ultimate flexibility to design and construct your perfect office layout from the ground up. Ground floor access for easy client entry and delivery. Design your dream office without compromise! The operating costs for 2025/26 are \$15.71/sqft.

Division:

Type: