



GRASSROOTS
REALTY GROUP

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6110, 2255 32 Street NE
Calgary, Alberta

MLS # A2211001



\$849,000

Division: Marlborough

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,517 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

PRIME RETAIL/OFFICE CONDOMINIUM FOR SALE & FULLY BUILT-OUT, MOVE-IN READY. An excellent opportunity to acquire a fully developed 1,516 SF retail condominium located in a prominent, high-traffic commercial area. Currently operating as an immigration consultancy office, the space features a contemporary layout with premium interior finishes, including floor-to-ceiling glass partitions, private offices, and reception areas. The property is ideally suited for continued use as a professional services office, retail storefront, or a variety of permitted commercial uses. With a modern build-out and immediate occupancy potential, this space offers both owner-users and investors a strategic asset in a thriving business corridor. A commercial lease-to-own options are also available.