

**1110, 2255 32 Street NE  
Calgary, Alberta****MLS # A2247683****\$1,440,000****Division:** Sunridge**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,400 sq.ft.**Zoning:** I-C**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Basic Shell

**PRIME RETAIL CONDOMINIUM FOR SALE & GREAT EXPOSURE.** An excellent opportunity to acquire 2,400 SF retail condominium located in a prominent, high-traffic commercial area behind Sunridge Mall. The property is ideally suited for a Medical Clinic permitted commercial use. . A commercial lease-to-own options are also available. Positioned in The Shoppes at Sunridge, a premier retail destination spanning over 40,000 SF, this condo unit offers an exceptional opportunity for businesses seeking high visibility and strong customer traffic. This plaza is near Peter Laugheed hospital, Sunridge Mall and Whitehorn, Rundle, Pineridge & Temple residential communities. Unit 1106 also for Sale 1368 net sf. Seller already have a building permit approval for medical and pharmacy and drawings will be available upon request.