

**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.