

BUILT-OUT RETAIL CONDO IN SUNRIDGE FOR SALE

Shoppes at Sunridge
Unit 3106, 2255 32 Street NE, Calgary

**PRICE
REDUCED**

1,613 sf

COFFEE

3106

FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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 **BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS



CALGARY'S NE RETAIL HUB

The property benefits from high visibility and strong traffic from nearby shopping destinations and anchor retailers.

AREA DEMOGRAPHICS (3 km radius)



Population

58,726



Average Household
Income

\$91,549



Median Age

38.3



Daytime
Employment (2 km radius)

30,460

EMPLOYEES

2,252

BUSINESSES



Total Current
Consumption



FOOD
\$276,567,776



HEALTH CARE
\$59,027,999



RECREATION
\$80,766,826



PERSONAL CARE
\$40,555,600



LIQUOR/TOBACCO
\$34,848,810



CLOTHING
\$49,010,437

Sources: Statistics Canada



SHOPPES AT SUNRIDGE

Commercial development located along 32nd Street NE, Calgary and is designated for commercial space, medical/dental practices, office space and restaurants.

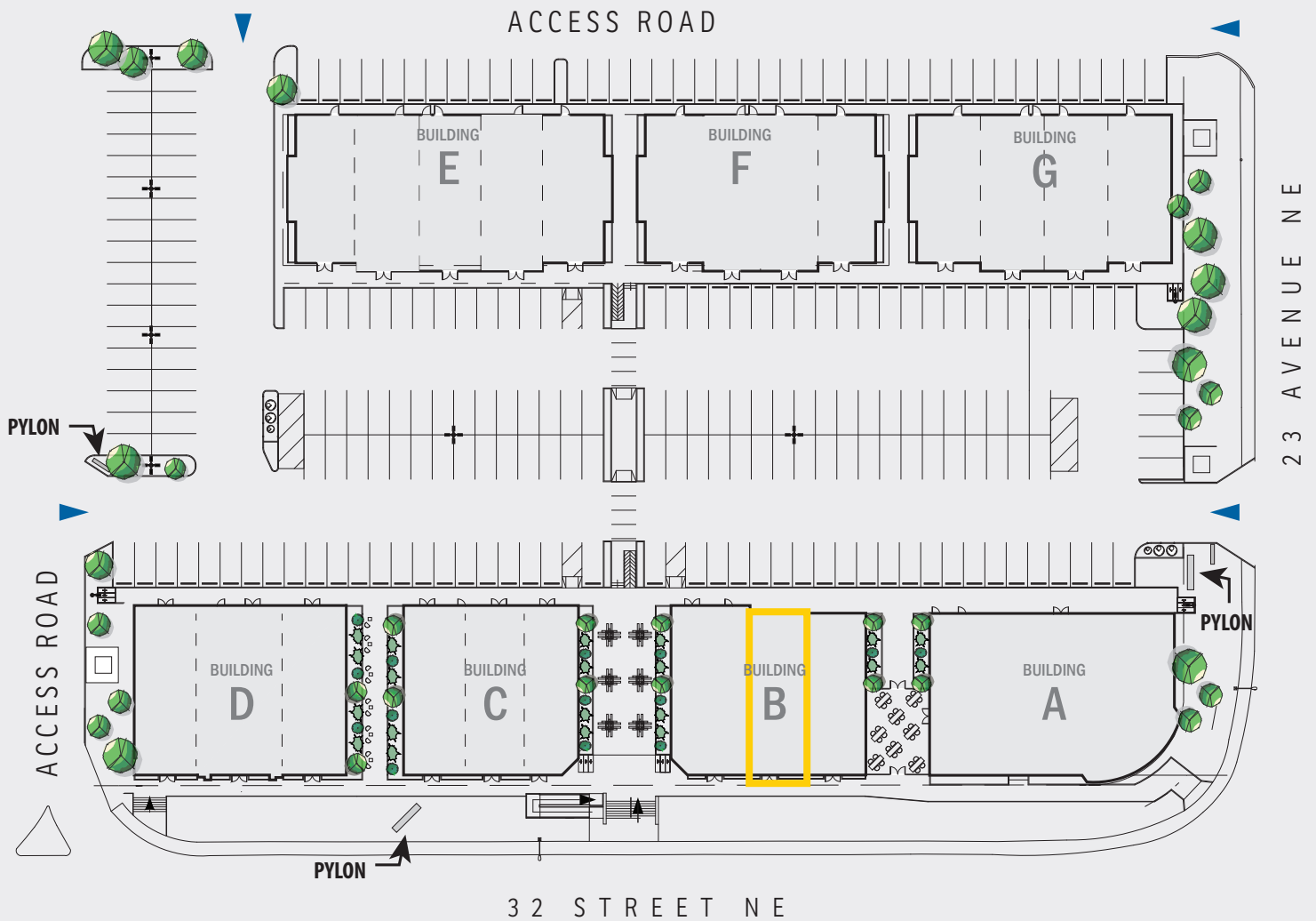
The seven-building complex features a pedestrian-friendly layout along with a fully paved, landscaped parking lot.



REFINED OASIS

The 1,613 sq. ft. condo is fully built out as a spa and beauty salon, featuring opulent interiors, bespoke craftsmanship, and meticulous, high-end finishes throughout.





PROPERTY INFORMATION

MUNICIPAL ADDRESS: #3106, 2255 32 Street NE, Calgary

LEGAL: Plan 2111456; Unit 16; UF 395

LAND USE: Industrial Commercial (I-C).

YEAR BUILT: 2020

AVAILABLE FOR SALE: Unit 3106 – 1,613 sq. ft.

AVAILABILITY: Immediate

PARKING: 230 common stalls

FINANCIAL INFORMATION

PROPERTY TAXES:

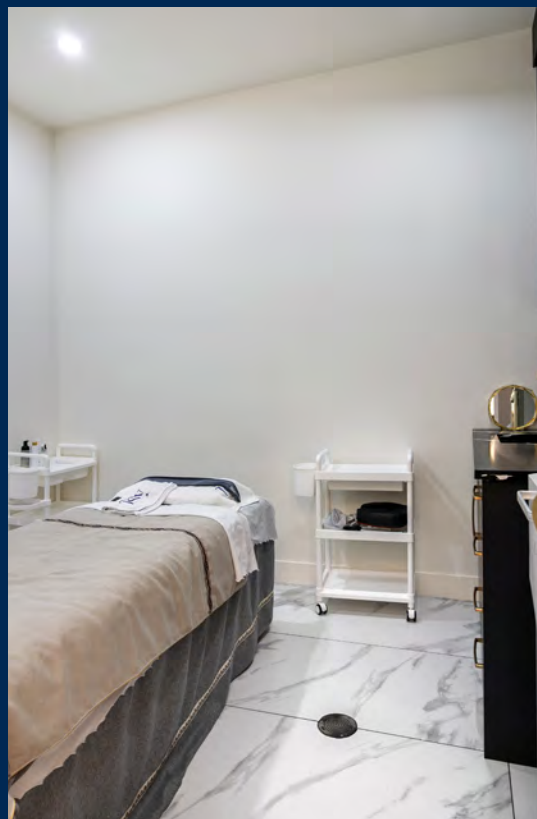
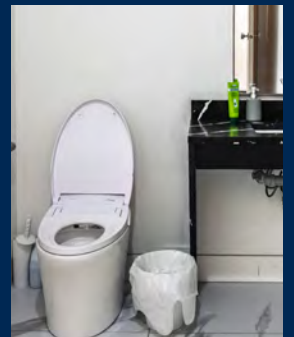
\$20,944.54 (2025)

PRICE:

~~\$1,150,000~~ \$999,000 (\$619.5 per sf)

PRICE REDUCED





PERMITTED USES

- Accessory food services
- Accessory uses
- Ancillary commercial uses
- Athletic and recreational facilities
- Auction halls
- Auto body and paint shops
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Cleaning, servicing, testing or repairing
- Crematoriums and columbariums
- Greenhouses and nurseries
- Grocery stores
- Laboratories
- Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
- Mechanical reproduction and printing establishments
- Motion picture production facilities
- Movement or storage of materials, goods or products
- Offices
- Parking areas and structures
- Power generation facility, small-scale
- Radio and television studios
- Recreational and commercial vehicle repair, service, sales and rental
- Signs - Class 1
- Signs - Class 2 - freestanding identification only
- Veterinary clinics
- Veterinary hospitals
- Utilities
- Artist's Studio
- Building Supply Centre
- Dry-cleaning and Fabric Care Plant
- General Industrial - Light
- Health Care Service
- Information and Service Provider
- Instructional Facility
- Pawn Shop
- Protective and Emergency Service
- Retail and Consumer Service
- Service Organization
- Specialty Food Store

DISCRETIONARY USES

- Amusement arcades
- Billiard parlours
- Bottle return depots
- Childcare facilities
- Commercial schools
- Custodial quarters
- Drinking establishments
- Entertainment establishments
- Financial institutions
- Hotels and motels
- Kennels
- Liquor stores
- Medical clinics
- Outdoor cafe
- Power generation facility, mid-scale
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Restaurants - food service only
- Restaurants-licensed
- Retail stores
- Signs - Class 2 - except for freestanding identification
- Special function tents (commercial)
- Take-out food services
- Utility building
- Warehouse stores
- Brewery, Winery, Distillery
- Cannabis Store
- Car Wash - Multi Vehicle
- Car Wash - Single Vehicle
- Drive Through
- Gas Bar
- Payday Loan
- Restored Building Product Sales Yard
- Self Storage Facility
- Urban Agriculture
- Wild Energy Conversion System - Type 1



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