

PRIME END-CAP OPPORTUNITY FACING BUSY 32ND AVENUE IN NE CALGARY



Centre 32

2770 - 32 Avenue NE
Calgary, AB

Managed By:



Leased By:



Demographics



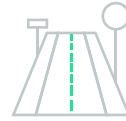
38,308
Population Within 3 KM

171,447
Population Within 5 KM

203,736
Daytime Population
Within 5 KM



\$93,535
Average Household Income
Within 3 KM



33,542
VPD along 32nd Avenue NE

Prime end-cap opportunity in NE Calgary

- Strategically positioned to serve the established communities of Horizon, Sunridge, Vista Heights, Whitehorn, and Rundle, offering access to a strong and diverse customer base
- Excellent regional connectivity with immediate access to Barlow Trail, providing convenient travel throughout Northeast Calgary and surrounding areas
- Highly accessible location at 32nd Avenue NE and 27th Street NE, complete with a large on-site parking field designed for customer convenience and ease of access
- Outstanding exposure along busy 32nd Avenue NE with premium pylon signage opportunities that maximize visibility and strengthen brand presence
- Anchored by a strong mix of established medical, childcare, retail, and service-oriented tenants including Kids Churchill Park Daycare, North East Medical Clinic, Pharmacy, and other complementary businesses that drive consistent daily traffic
- Ideally located within close proximity to major Northeast Calgary amenities including Sunridge Mall, Peter Lougheed Hospital, and the Whitehorn C-Train Station

Space Available

Unit 4

2,594 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.16 (2026)

(includes management fee)

UTILITIES - Separately metered

SIGNAGE - Fascia

- Pylon - 5 spaces available at \$150/panel

AVAILABLE - November 1, 2026

ZONING - C-COR3

TERM - 5 - 10 years





Leasing Plan

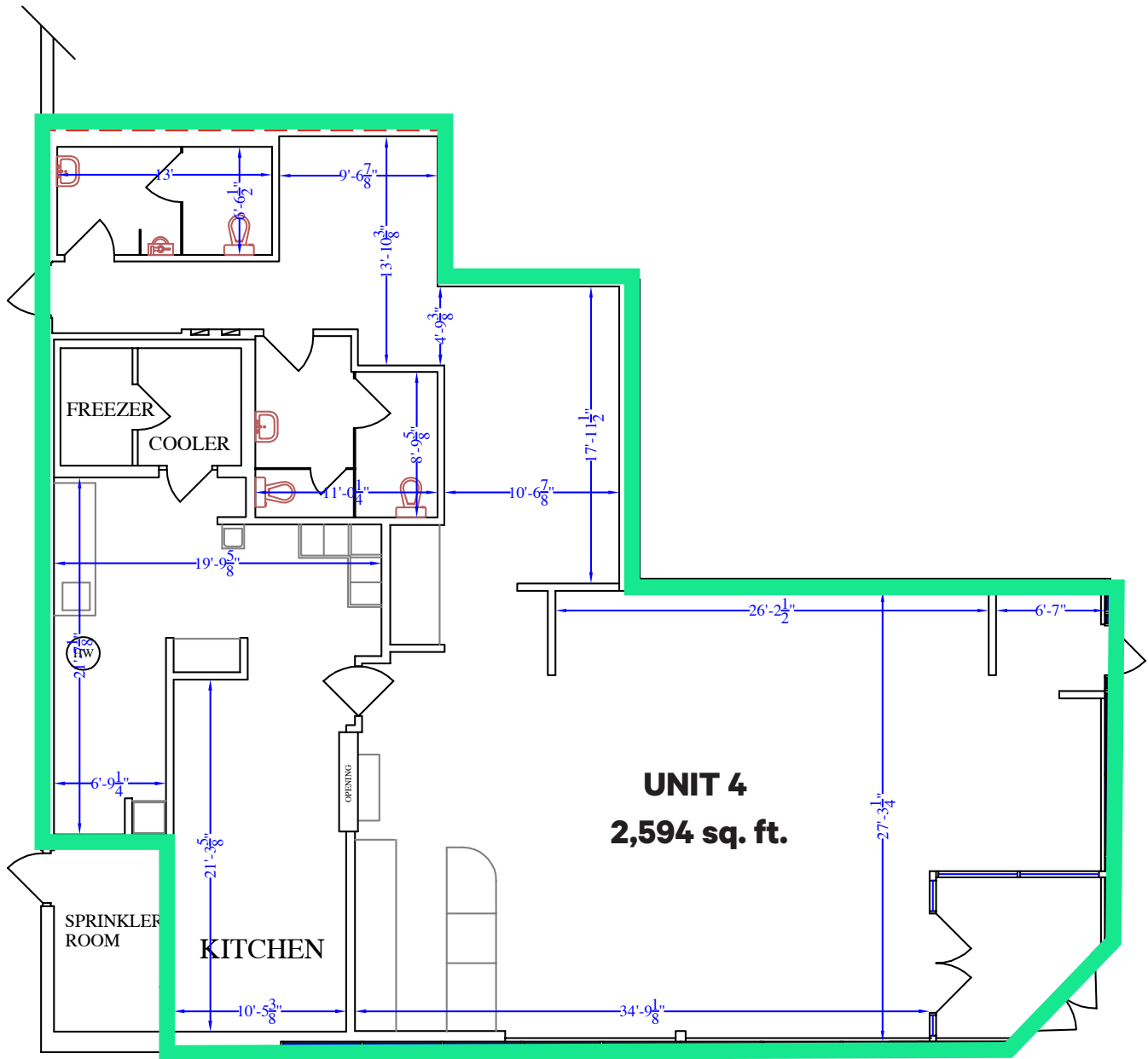


1. SHERWIN-WILLIAMS PAINTS
2. THE TURKISH ROTISSERIE
3. QUESADA
4. AMBBER & SALMA COLLEGE OF ESTHETICS & SPA
5. KIDS CHURCHILL PARK DAYCARE
6. ONCE UPON A CHILD
7. WISE GUYS LIQUOR
8. BASIL ULTIMATE PHO & FINE VIETNAMESE CUISINE
9. T & K NAILS & SPA
10. NORTH EAST MEDICAL CLINIC
11. REMEDY'S RX PHARMACY

	Available
	Under Offer
	Conditionally Leased
	Leased

	Light Standard
	Storm Drain
	Tree/Shrub
	Fire Hydrant
	Utility Box
	Pylon Signs

Unit 4 - Floor Plan



Unit 4 - Specs

Ceiling Height - 20 feet

Power - 2 x 120-208V, 4 wire, 3 phase, 200A main panel & service
- 218V 200A Rated

HVAC - RTU Lennox 7.5 ton
- RTU Carrier 6 ton

Make up Air - 2,000 CFM at ~0.50"

Gas - 1 1/2"

Water - 1.5" water line and shut off valve with 1.5" water meter, 70 PSI

Sewer - 4" sewer line

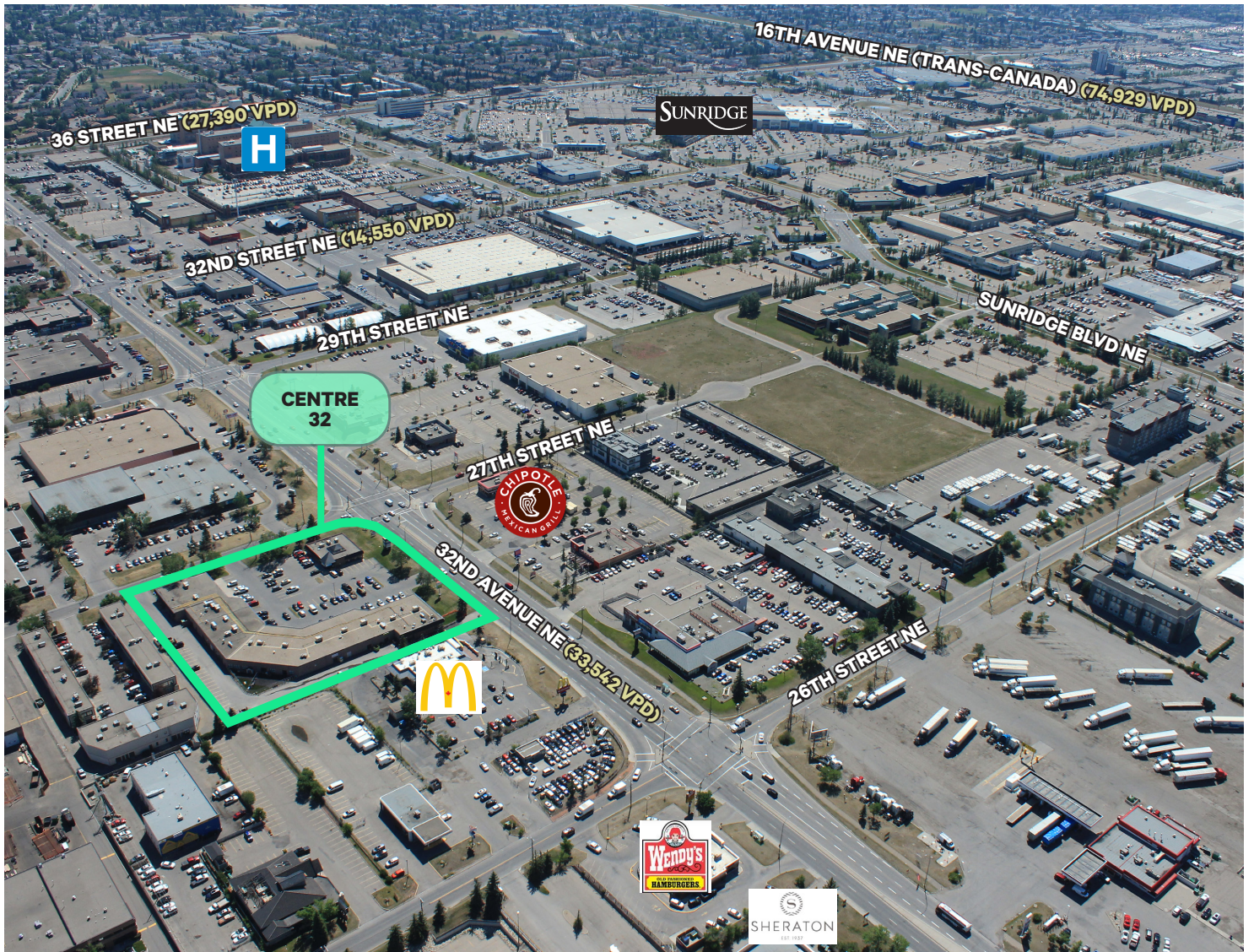
Loading - Access lane at rear, single man doors at rear

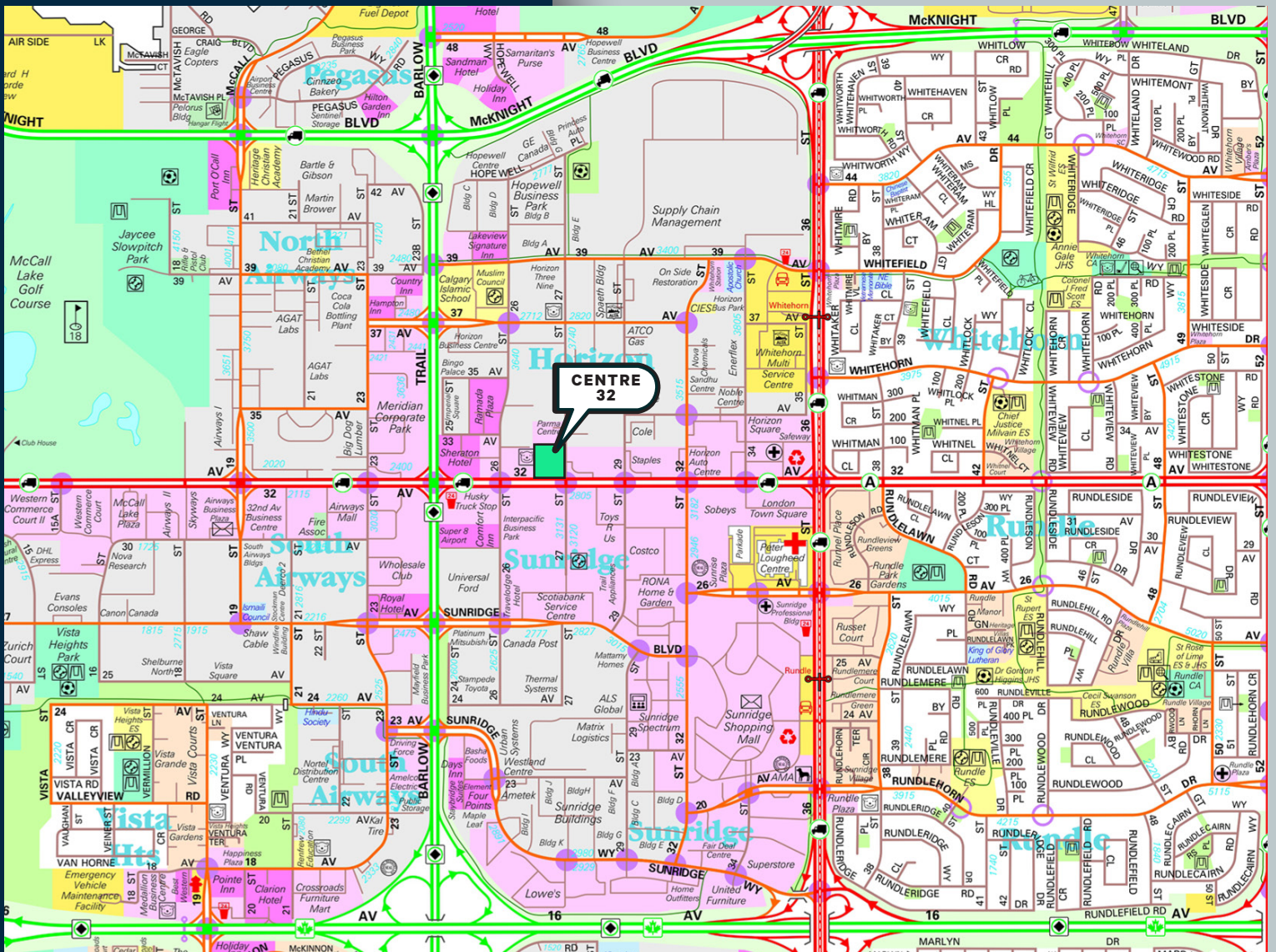
Garbage - In access lane directly behind premises

Unit 4 Photos



Aerial and Property Photos





For More Information Please Contact

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