

RETAIL CONDOMINIUMS IN SUNRIDGE FOR SALE

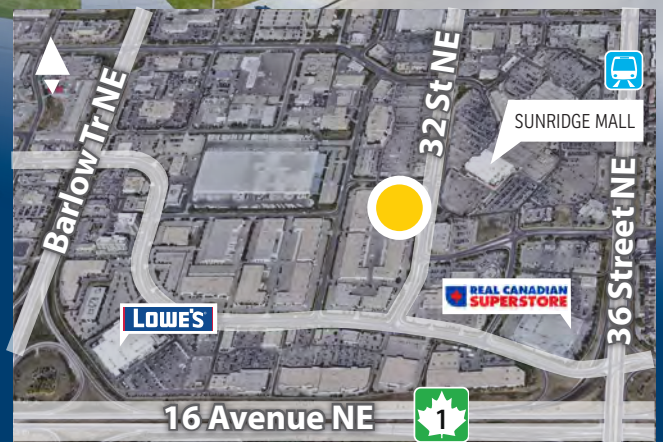


Shoppes at Sunridge
2255 32 Street NE, Calgary



Outstanding location

- » Located in the major retail hub that includes Sunridge Mall, Sunridge Spectrum, Costco and Real Canadian Superstore
- » Surrounded by communities of Sunridge, Rundle, Franklin, Marlborough, Horizon and Whitehorn
- » Proximity to Rundle C-Train Station and Peter Lougheed Hospital



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Manish Adiani, CCIM, EXECUTIVE VICE PRESIDENT, PARTNER

c: 403-975-0694

d: 403-294-7181

adianim@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

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.



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

Calgary's NE Retail Hub

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



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

BUILDING
E



BUILDING
F



SALE INFORMATION

MUNICIPAL ADDRESS:
2255 32 Street NE, Calgary

LEGAL:
Plan 9811891; Block 8; Lot 1

LAND USE:
Industrial Commercial (I-C).
See Uses on the next page.

AVAILABLE FOR SALE:

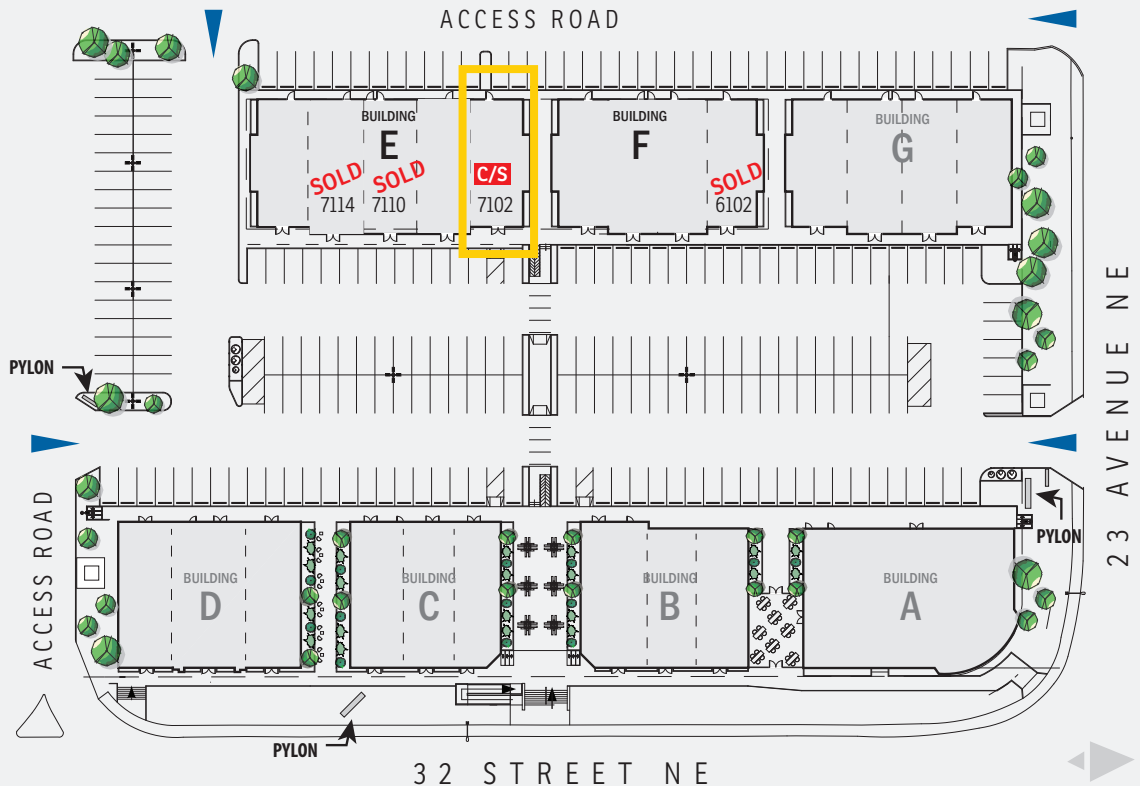
- BUILDING **E** :
- » Unit 7102 – 1,574 sf **C/S**
 - » ~~Unit 7114 – 1,454 sf – SOLD~~
 - » ~~Unit 7110 – 1,462 sf – SOLD~~

- BUILDING **F** :
- » ~~Unit 6102 – 1,478 sf – SOLD~~

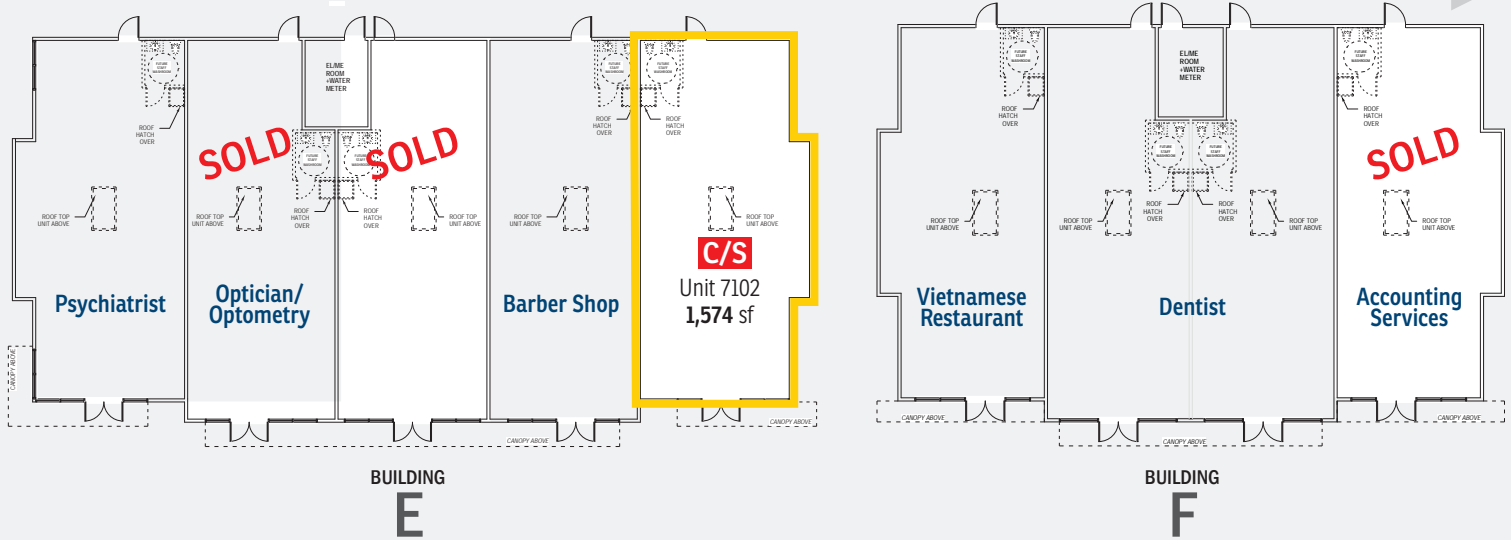
AVAILABILITY:
Available immediately for fixturing

PARKING: 230 surface stalls

PRICE: \$500 per sf



23 AVENUE NE



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

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.