

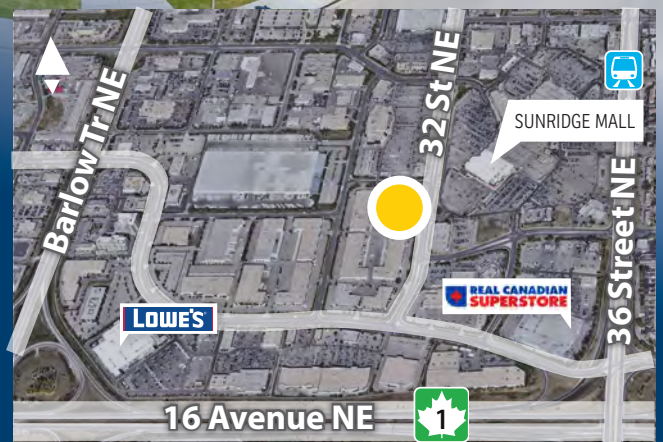
RETAIL CONDOMINIUMS IN SUNRIDGE FOR SALE

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
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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.



SUNRIDGE MALL

- » 830,000 sf dominant regional shopping centre.
- » 160 retailers including national and international brands.

ARDENE **OLD NAVY**
SHOPPERS DRUG MART **Fit 4 Less**
SPORTCHEK **Mark's**
WINNERS **DOLLARAMA**

Area Demographics (3 km radius)

Population

57,467

Average Household income

\$90,672

Median Age

38.3

Current Consumption / Person

\$12,383
FOOD

\$4,827
HEALTH CARE

\$3,504
RECREATION

\$1,771
PERSONAL CARE

\$2,359
LIQUOR/TOBACCO

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
- » ~~Unit 7114 – 1,454 sf~~ **SOLD**
- » Unit 7110 – 1,462 sf **C/S**

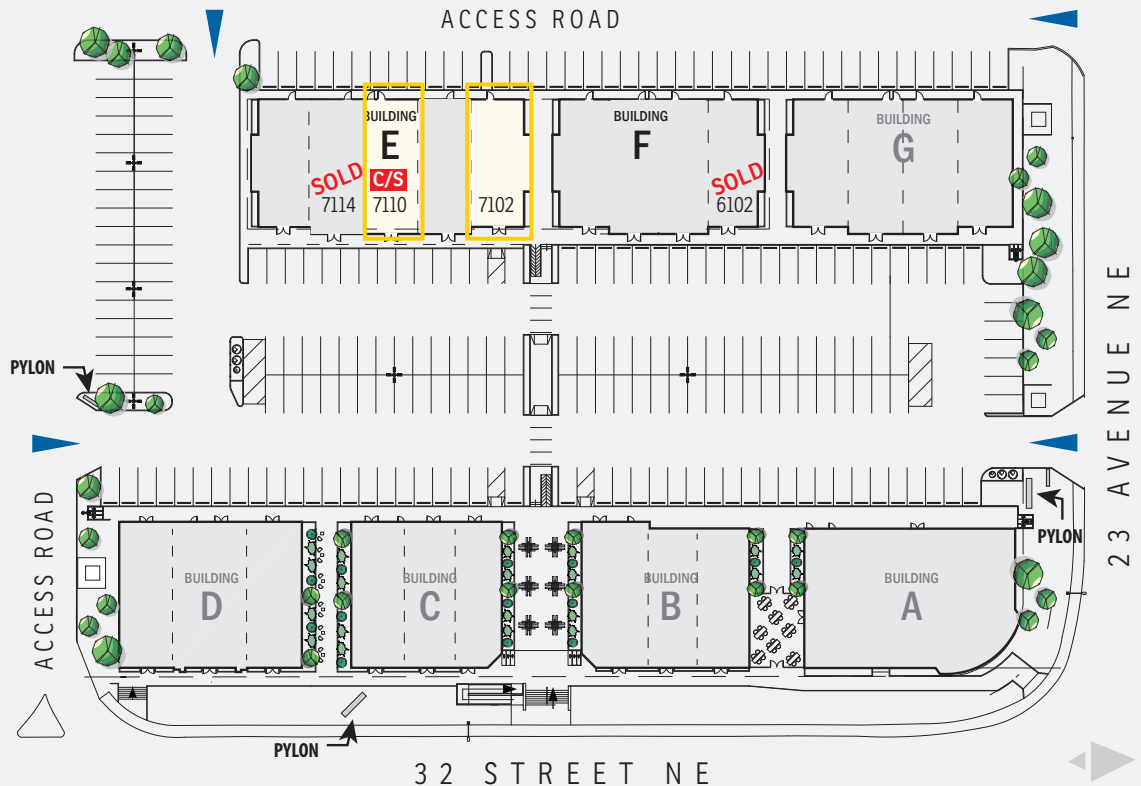
BUILDING **F** :

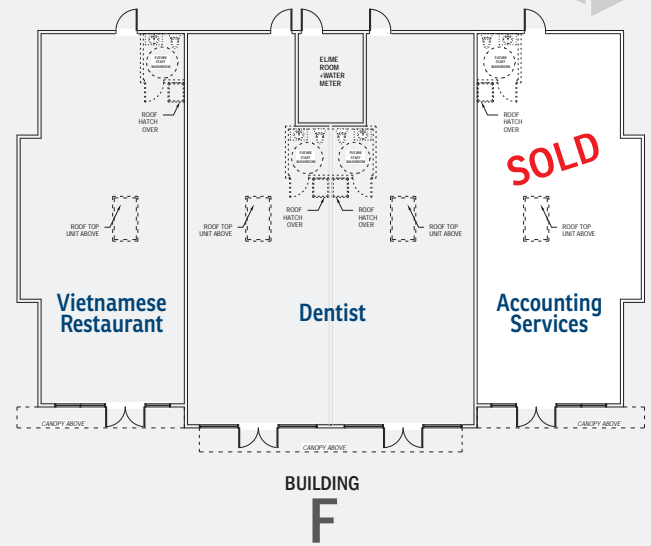
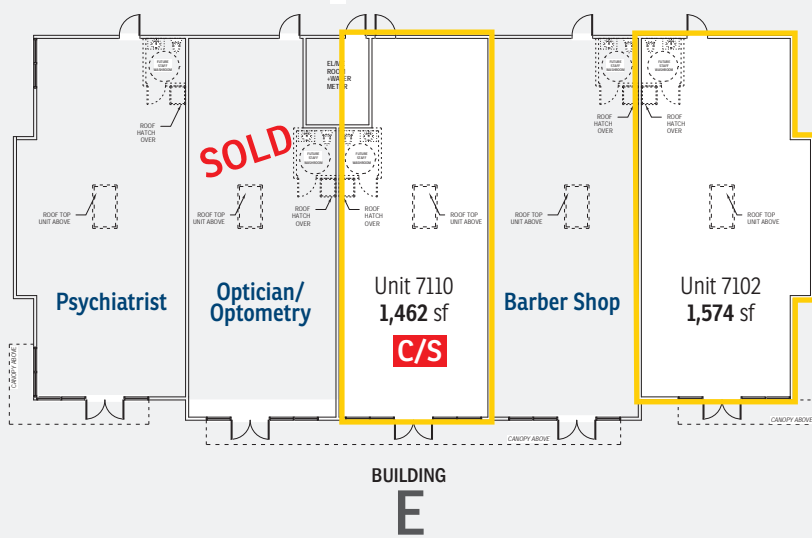
- » ~~Unit 6102 – 1,478 sf~~ **SOLD**

AVAILABILITY:
Available immediately for fixturing

PARKING: 230 surface stalls

PRICE: \$500 per sf





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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LOCAL EXPERTISE MATTERS