

Judicial Listing

SUNRIDGE LANDING

Calgary, Alberta



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The Opportunity

Colliers is pleased to present the exclusive opportunity to acquire Sunridge Landing (the “Property”) located at 3385 and 3393 26th Avenue NE in Calgary, Alberta, Canada.

Sunridge Landing is a 16,466 square foot retail centre situated in Northeast Calgary’s premier commercial/employment node. Situated on a large 1.038 acres site, the property consists of two separate stand-alone retail buildings with 62 paved surface parking stalls.

The property is located in the Sunridge commercial district and surrounded on four sides by the Peter Lougheed Hospital, Sunridge Mall, Costco, Best Buy, Sundridge Cineplex movie theatre and Sunridge Professional Centre. The property offers convenient all-turns access/egress from 26th Avenue NE and is 100 metres from the Rundle LRT Station.

The property is currently 85% vacant allowing for an owner-user purchaser or investor able to leverage Calgary’s robust retail leasing market to secure new, high-quality tenants within the flexible commercial zoning allowance. Sunridge Landing represents and exceptional value-add opportunity for investors to secure a quality retail asset in a premium location.

Judicial Sale

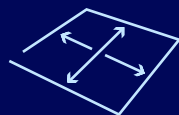
As per the Judicial Listing Agreement dated May 20, 2025, Colliers has been given authority as an officer of the Court to list **Sunridge Landing** for sale. Final offers to purchase the Property are subject to approval and acceptance by the Court of King’s Bench.



16,466 SF
NRA



~15%
Occupied



1.038 Acre
Site Area



62 Surface
Parking Stalls

List Price:
Unpriced Offering

Key Highlights



Location

- Situated in the heart of Northeast Calgary’s main retail/commercial district
- Immediately surrounded by Peter Lougheed Hospital, Costo, Sunridge Mall, Sunridge Cineplex, Best Buy and Sunridge Professional Centre
- 250 meters to Rundle LRT Station
- Easy access/egress via 26th Avenue NE



Attractive Layout

- Large 1.038 acre site
- Two single stand-alone buildings
- Broad commercial zoning allowing for wide variety of uses
- Large paved surface parking lot offering 62 stalls (currently operated by Indigo)



Value-add Opportunity

- Currently 15% occupied by a family dental practice
- 85% vacancy allows for an owner-user or investor to secure new, high-quality tenants to occupy the property
- Calgary’s retail leasing market is exceptionally strong with low vacancy and strong demand for well located retail units



Strong Calgary Market Fundamentals

- Calgary continues to demonstrate some of the strongest economic fundamentals of any major city in Canada
- Calgary is once again projected to lead the nation in key real estate drivers: GDP growth, employment growth, population growth and net in-migration

Salient Facts

Address	3385 and 3393 26 th Avenue NE
Legal	Plan 8110296 Block 3
Location	Sunridge, NE Calgary
Zoning	C-R3 f2.8h18: Commercial - Regional 3
Interest	Fee Simple
Land Area	~1.038 Acres
Year Built	1991
Rentable Area (NRA)	16,466 SF
Parking	62 Surface stalls
Occupancy	~15%
Operating Costs	\$17/SF (estimated 2025)
2025 Tax Assessment	\$6,120,000



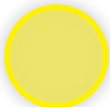
Location Overview



Site Plan



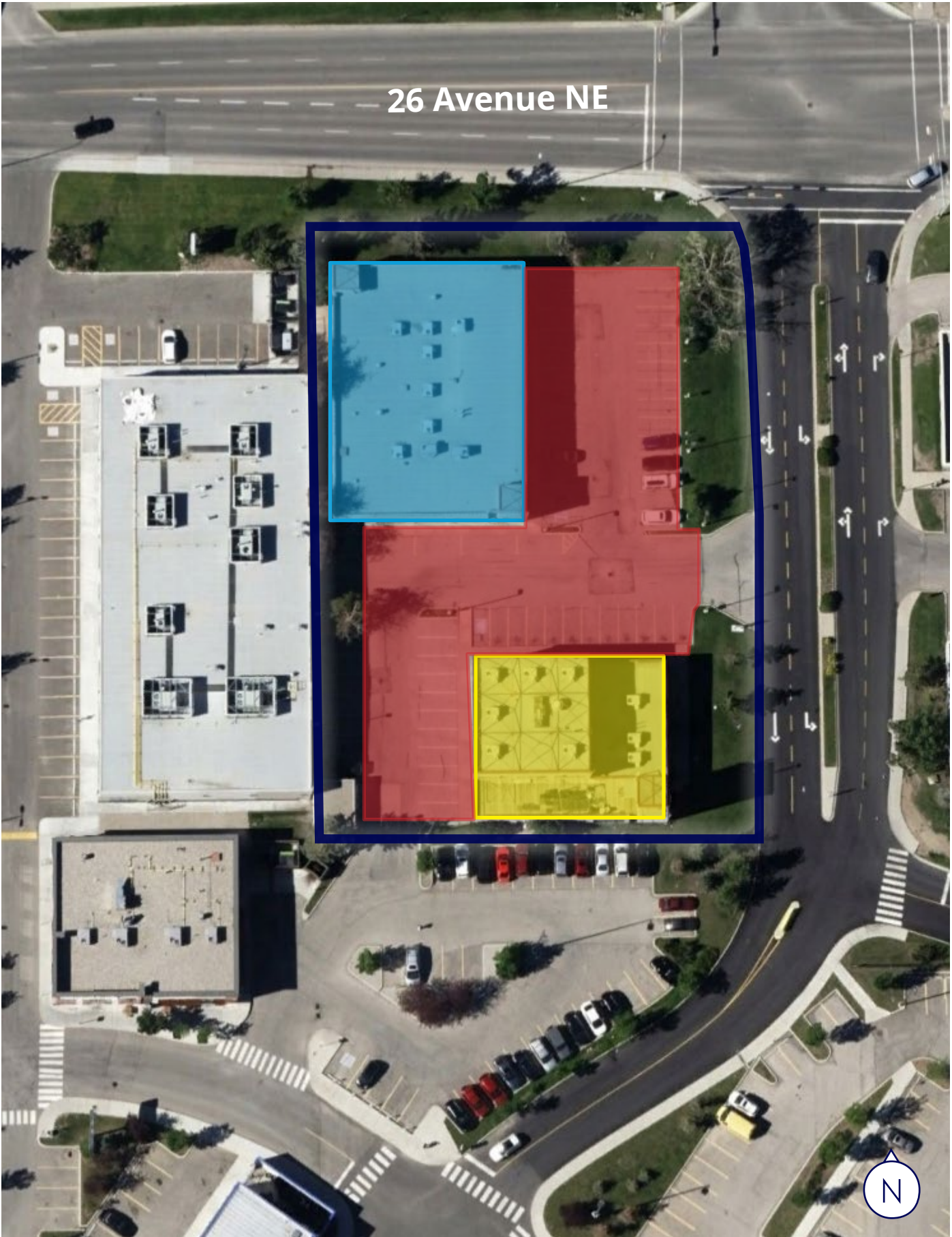
Description	Single storey retail building
Area (NRA)	~11,438 square feet
Occupancy	2,433 square feet occupied by Sunridge Landing Dental Care 9,005 square feet vacant



Description	Main floor retail building with second floor office space
Area (NRA)	5,028 square feet
Occupancy	5,028 square feet vacant



Description	62 paved surface parking stalls Currently operated by Indigo Parking (3 rd party)
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Sunridge Landing

Offering Process

3385 & 3393 26TH Avenue NE, Calgary, Alberta



Once a Non Disclosure Agreement (NDA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the Property will be subject to approval by the Court of the King's Bench of Alberta.

Please contact listing agents for further information and to learn more about the offering process.

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