

FOR SALE / LEASE

**SELLER FINANCING AVAILABLE
PRIME RETAIL LOCATION**



PHYSIOTHERAPY / RETAIL TURNKEY OPPORTUNITY

1600 SF SPACE

PURCHASE PRICE: \$900,000

Rent \$25.00 / FOOT

OP Costs: \$17.00 / FOOT

**BY APPOINTMENT ONLY
DENIS HRSTIC 403-879-6459**

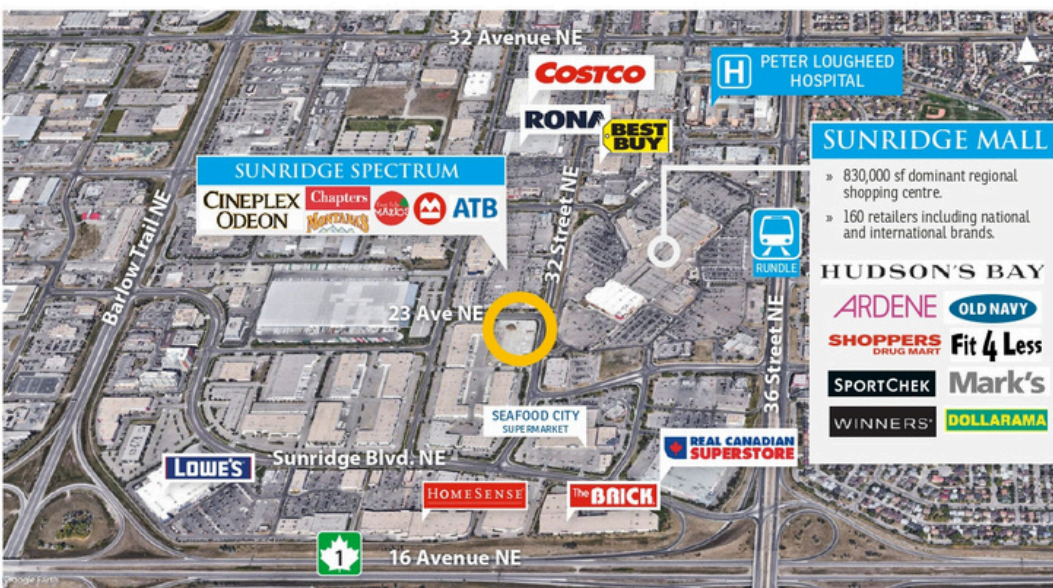
**GREATER PROPERTY GROUP
REAL ESTATE**

- » 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



SHOPPES AT SUNRIDGE is 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 with weather protective canopies and cantilevered building facades along with a fully paved, landscaped parking lot and areas allocated to showcase public art.



Area Demographics (5 km radius)



SALES INFORMATION

ADDRESS: 5514 2255 32 Street NE, Calgary

LAND USE: Industrial Commercial (I-C)

PARKING: 230 surface stalls

AVAILABILITY: Available immediately

CONDO FEE: \$534.52/ monthly

TAXES: \$18,033.00/annual

EXCLUSIVE: PHYSIOTHERAPY
SIZE: 1600 SF

PERMITTED USES

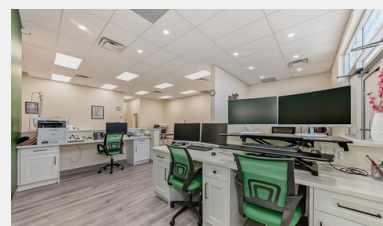
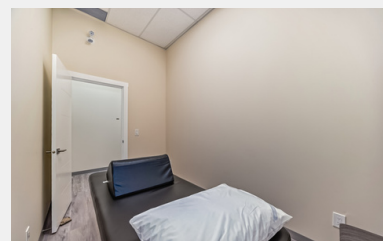
- Accessory food services
- Accessory uses
- Ancillary commercial uses
- Athletic and recreational facilities
- Auction halls
- Auto body and paint shops
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Cleaning, servicing, testing or repairing
- Crematoriums and columbariums
- 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

EXCLUDED USES

Oral Surgeon
Pharmacy And Walk In Medical
Non Retail
Car Wash
Any Business With Fumes, Dust
Vapors , Odors
Storage, Manufacturing
Sale Of Fireworks / Firecrackers



DENIS HRSTIC
403-879-6459

GREATER PROPERTY GROUP
REAL ESTATE

1600 SF

