

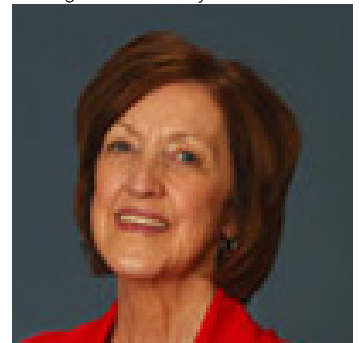


## 2255 32 Street Calgary Alberta

\$1,000,000

**EXCLUSIVE USE PRIME RETAIL LOCATION - TURNKEY OPPORTUNITY.** Seize this exceptional opportunity to **OWN YOUR FULL DEVELOPED RETAIL SPACE** complete with a Move-In Ready Physiotherapy Practice. **EXCLUSIVE USE PHYSIOTHERAPY IS GRANTED.** This versatile 1600 Square Feet property is available for immediate use, offering you multiple options to suit your business needs: 1. Launch your own physiotherapy clinic in the professionally designed space. 2. Acquire the building and existing, thriving physiotherapy business (business available for purchase separately). 3. Purchase as an investor and lease the space to a physiotherapy professional, ensuring consistent rental income. 4. Repurpose the space for another permitted retail use, leveraging its prime location and extensive interior improvements. This is your chance to step into a space that's ready to support your success, whether you're starting fresh, expanding, or investing in a proven practice. Positioned in the heart of Calgary's bustling Sunridge district, this space is part of the vibrant **SHOPPES AT SUNRIDGE** - a premier commercial condo development spanning over 40,000 square feet. Designed with both functionality and aesthetics in mind, the complex offers a pedestrian-friendly layout to enhance foot traffic and huge 230-stall paved parking lot. Centrally located within Calgary's primary commercial hub, surrounded by major retail anchors including Costco, Superstore, Sunridge Mall, and Sunridge Spectrum. Exceptional visibility and access to a broad and diverse demographic mix. Proximity to high-demand residential neighborhoods such as Sunridge, Rundle, Franklin, Marlborough, and Whitehorn, offering seamless connectivity for both clients and staff. This prime location offers unparalleled opportunities for business growth in one of Calgary's most dynamic retail destinations. Call for your private appointment today. DO NOT ...

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