



## 2255 32 Street Calgary Alberta

\$2,795,000

Welcome to the SHOPPES AT SUNRIDGE a commercial condo development consisting of approximately 40,000+ square feet. 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 offering 230 stalls. Building F which is also a multi-unit commercial building which has approx. 5,500 sqft is perfectly suited for an owner/user or Investor who wishes to house their own business and rent out a few units for income or a Investor who is looking for cash flow once the building is leased out. Building E has 14ft high ceilings, ample power and direct access to parking. Located in Sunridge's main commercial hub this property offers excellent demographic mix and you will value being shadow anchored by retail giants such as Costco, Superstore, Sunridge Mall, Sunridge Spectrum and many others. Benefit greatly by having ease of access to surrounding communities such as Sunridge, Rundle, Franklin, Marlborough and Whitehorn. This development is over 50% sold and wont last much longer call your favorite Realtor or reach out to the listing realtor today to get more information and secure your building. This building is for Sale along with Building-A which is a 6,244 square foot free standing building (A2090723) and Building E which is multi-unit commercial building consisting over 7,500 sqft free standing building (A2090726) all three buildings can be purchased together for a better price. (id:6769)

Listing Presented By:



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