

# \$850,000 - 5114, 2255 32 Street Ne, Calgary

MLS® #A2234869

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

SELLER FINANCING AVAILABLE |  
EXCLUSIVE USE “PRIME RETAIL  
LOCATION | TURNKEY PHYSIOTHERAPY  
CLINIC

Take advantage of this rare opportunity to own your fully developed retail space in the thriving heart of Calgary’s Sunridge district. This 1600 sq ft, move-in ready physiotherapy clinic offers a seamless transition for medical and wellness professionals looking to step into a professionally designed space. Exclusive use for PHYSIOTHERAPY is granted, making it ideal for practitioners ready to grow or launch their clinic.

SELLER FINANCING TERMS AVAILABLE “INQUIRE FOR DETAILS. Flexible purchase terms may help you secure ownership with less upfront capital and more financial flexibility.

The layout and improvements also make this unit suitable for a wide variety of other permitted uses, including:

HEALTH & WELLNESS “Acupuncture,  
Chiropractic, Nutritional Counseling,  
Naturopathy, Mental Health Services

MEDICAL “Optometry, Eye Care,  
Dermatology, Specialized Clinics

PROFESSIONAL SERVICES “Law Firms,



Financial Advisors, Accounting, Wealth  
Management, Engineering & Architecture

EDUCATIONAL & COMMUNITY “  
Child-Focused Services, Therapy Centers,  
Government or Non-Profit Organizations

Whether you're starting fresh, expanding your  
current operation, or investing in a proven  
business setup, this location is ready to  
support your long-term success.

Situated within The Shoppes at Sunridge, a  
high-traffic commercial condo development  
spanning over 40,000 sq ft, this location offers  
excellent visibility, modern architectural  
design, and a pedestrian-friendly layout. A  
massive 230-stall paved parking lot ensures  
convenience for both clients and staff.

Surrounded by major retail anchors such as  
Costco, Superstore, Sunridge Mall, and  
Sunridge Spectrum, the site offers maximum  
exposure and accessibility. Nearby residential  
communities—Sunridge, Rundle, Franklin,  
Marlborough, and Whitehorn—provide a  
diverse and steady client base.

This is a highly strategic location for business  
growth in one of Calgary’s most dynamic  
retail corridors.

Private showings available by appointment  
only.

Built in 2020

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2234869  |
| Price     | \$850,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|            |            |
|------------|------------|
| Year Built | 2020       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5114, 2255 32 Street Ne |
| Subdivision | Sunridge                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 0C2                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 10              |
| Zoning         | I-C             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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