

\$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	42
Zoning	I-C

Listing Details

Listing Office	Comox Realty
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