

\$1,299,900 - 57, 3131 27 Street Ne, Calgary

MLS® #A2183508

\$1,299,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

This versatile retail/commercial property is ideal for various business or medical uses. Previously a physiotherapy clinic, the space offers a functional layout suitable for Medical Facilities (clinic, lab, optical center) Community Services (mini banquet hall, community center). Corporate Offices, flexible leasing and purchase options, including rent-to-own. Well-maintained infrastructure for health and professional services. Excellent location with easy accessibility. Spacious interiors ready for customization. This is a perfect opportunity for businesses or organizations looking to establish their presence in a thriving area, possibly Subdividable for small businesses is being offered for sale /lease and rent to own. There are numerous options available to get the advantage of this sizeable facility such as a ladies' gym, and eye care clinic, community centre, banquet hall, The current Physiotherapy space is fully suitable with all the required necessities, and turn-key operation is awaiting you to take over the charge without wasting time in getting permits and developments, ready to start your business tomorrow. Many other medical and health-related facilities like test labs etc are very much possible. This strip mall is well-known for its Cardiology Hospital, Kbob Fusion Restaurant, Clay oven Restaurant Medical Clinic, Pharmacy, Dentist Clinic and many other businesses. This is one of the busiest plazas in the North East area it has a lot of parking spaces. NOTE: The



physiotherapy equipment and furniture are negotiable separately and not included in the price.

Built in 2016

Essential Information

MLS® #	A2183508
Price	\$1,299,900
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	57, 3131 27 Street Ne
Subdivision	Sunridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6Z1

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Asphalt/Gravel
Construction	Metal Frame, Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 15th, 2024
Days on Market	153
Zoning	C-COR3

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.