

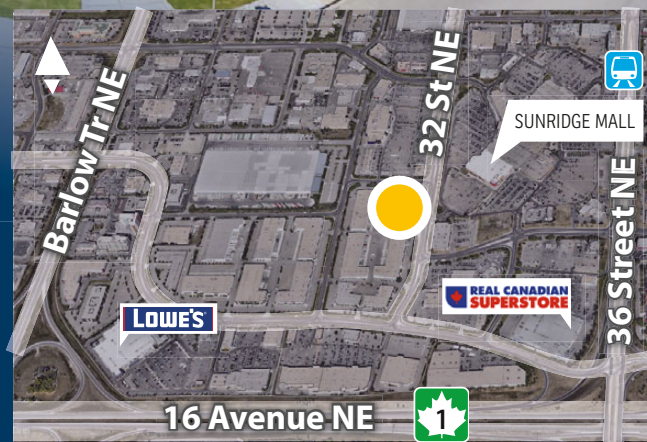
# RETAIL CONDOMINIUMS IN SUNRIDGE FOR SALE

**Shoppes at Sunridge**  
2255 32 Street NE, Calgary



## Outstanding location

- » Located in the major retail hub that includes Sunridge Mall, Sunridge Spectrum, Costco and Real Canadian Superstore
- » Surrounded by communities of Sunridge, Rundle, Franklin, Marlborough, Horizon and Whitehorn
- » Proximity to Rundle C-Train Station and Peter Lougheed Hospital



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS

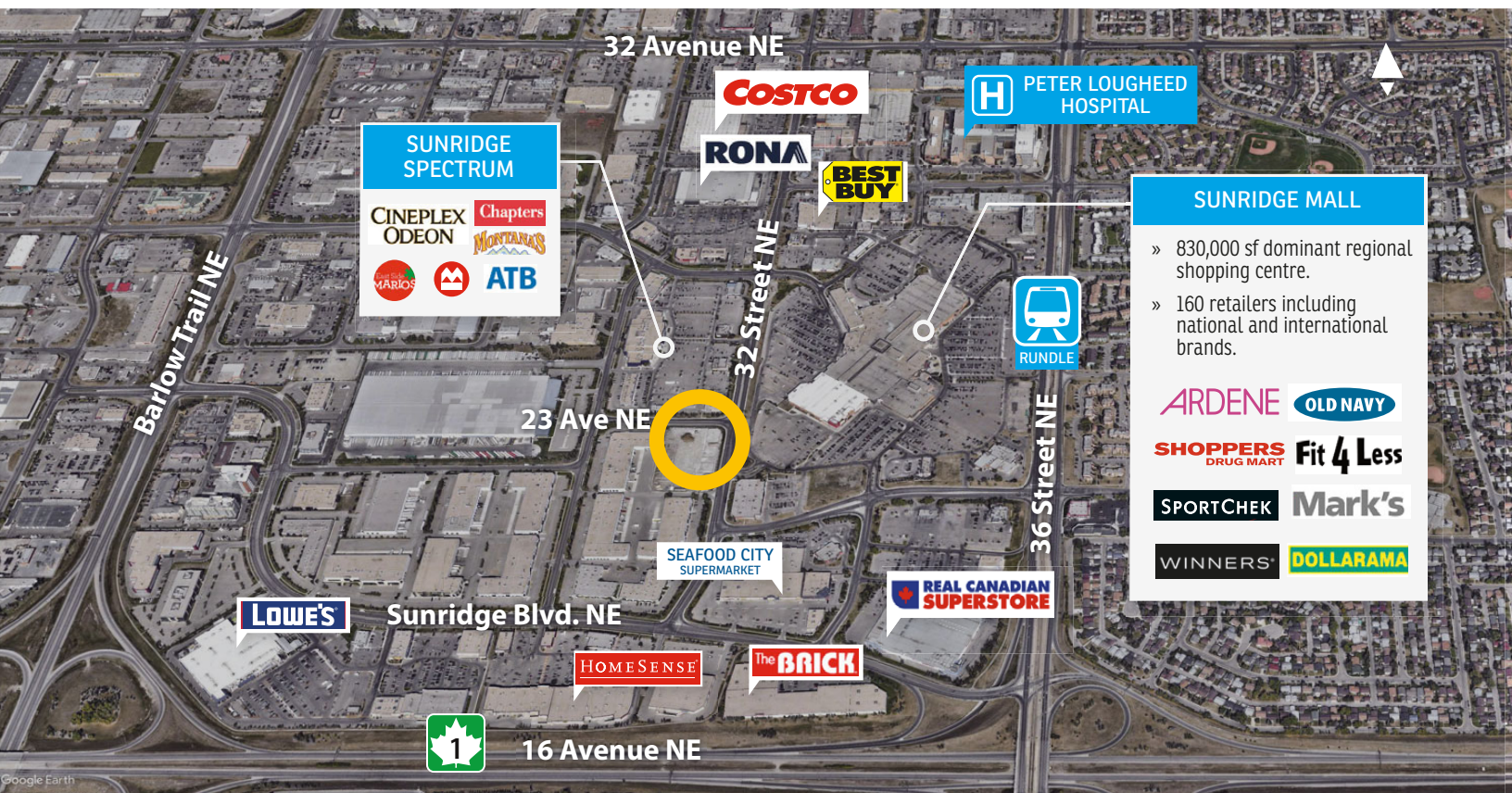


# Shoppes at Sunridge

Commercial development located along 32nd Street NE, Calgary and is designated for commercial space, medical/dental practices, office space and restaurants.



The seven-building complex features a pedestrian-friendly layout along with a fully paved, landscaped parking lot.



## Area Demographics (3 km radius)



Population

57,467



Average Household income

\$90,672



Median Age

38.3



Current Consumption / Person



\$12,383  
FOOD



\$4,827  
HEALTH CARE



\$3,504  
RECREATION



\$1,771  
PERSONAL CARE



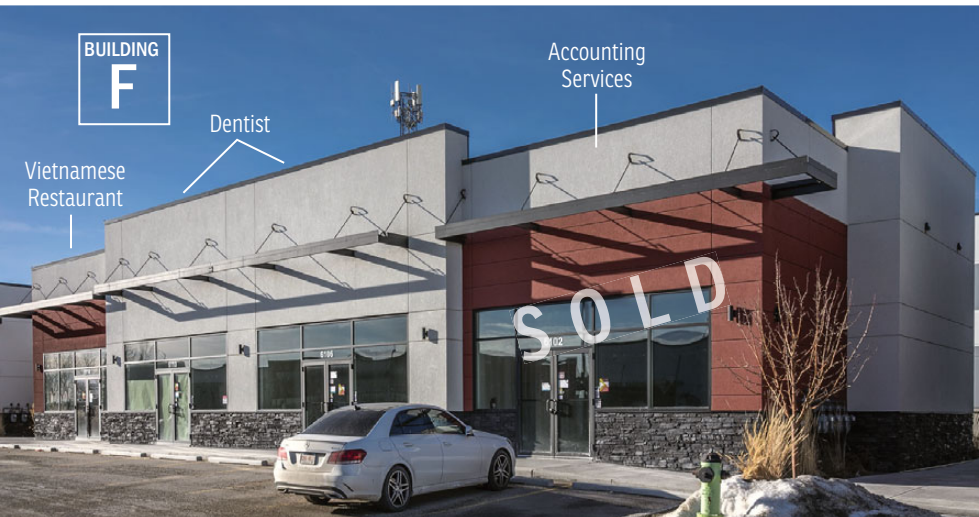
\$2,359  
LIQUOR/TOBACCO



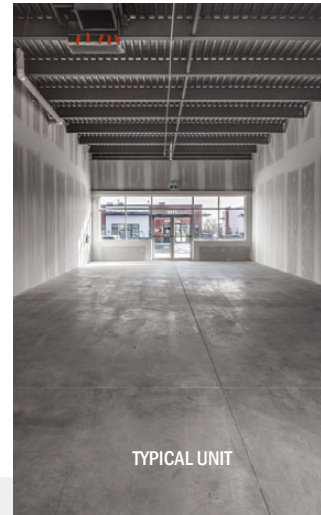
BUILDING  
**E**



BUILDING  
**F**



TYPICAL UNIT



TYPICAL UNIT

## SALE INFORMATION

MUNICIPAL ADDRESS:  
2255 32 Street NE, Calgary

LEGAL:  
Plan 9811891; Block 8; Lot 1

LAND USE:  
Industrial Commercial (I-C).  
See Uses on the next page.

AVAILABLE FOR SALE:

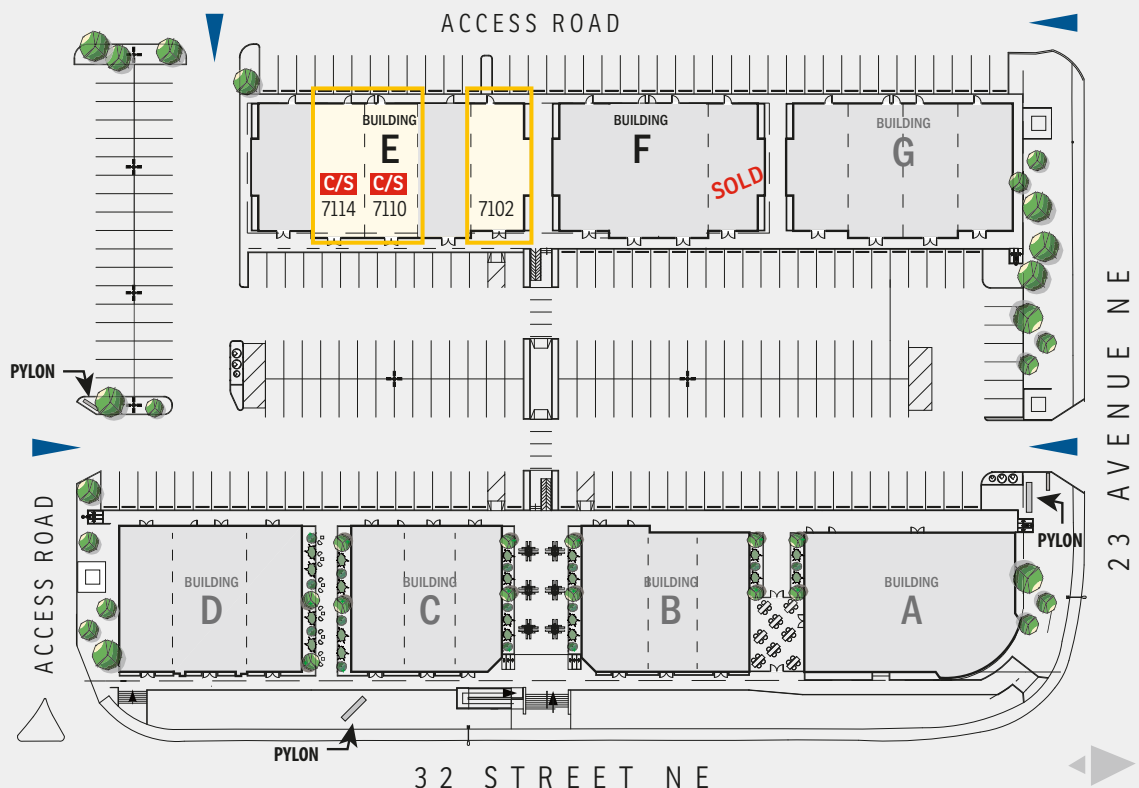
BUILDING **E**:  
» Unit 7114 – 1,454 sf **C/S**  
» Unit 7110 – 1,462 sf **C/S**  
» Unit 7102 – 1,574 sf

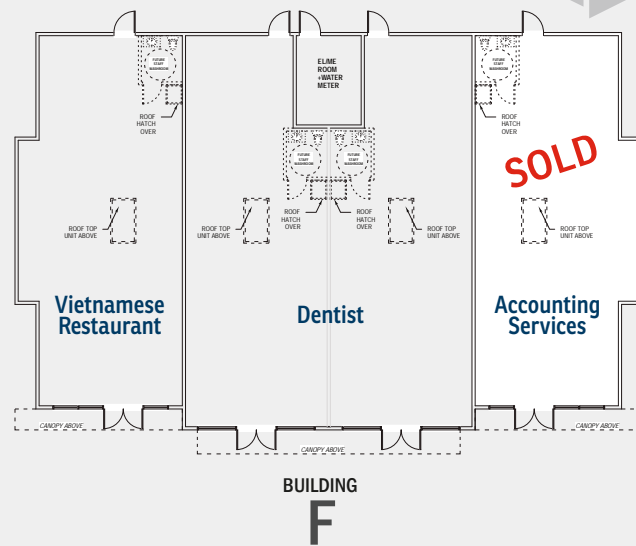
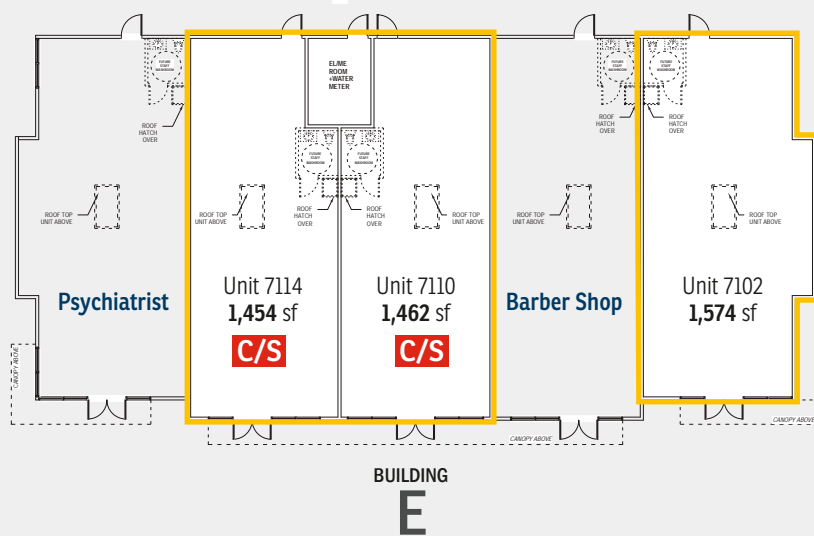
BUILDING **F**:  
» Unit 6102 – 1,478 sf **SOLD**

AVAILABILITY:  
Available immediately for fixturing

PARKING: 230 surface stalls

PRICE: \$500 per sf





## PERMITTED USES

- Accessory food services
- Accessory uses
- Ancillary commercial uses
- Athletic and recreational facilities
- Auction halls
- Auto body and paint shops
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Cleaning, servicing, testing or repairing
- Crematoriums and columbariums
- Greenhouses and nurseries
- Grocery stores
- Laboratories
- Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
- Mechanical reproduction and printing establishments
- Motion picture production facilities
- Movement or storage of materials, goods or products
- Offices
- Parking areas and structures
- Power generation facility, small-scale
- Radio and television studios
- Recreational and commercial vehicle repair, service, sales and rental
- Signs - Class 1
- Signs - Class 2 - freestanding identification only
- Veterinary clinics
- Veterinary hospitals
- Utilities
- Artist's Studio
- Building Supply Centre
- Dry-cleaning and Fabric Care Plant
- General Industrial - Light
- Health Care Service
- Information and Service Provider
- Instructional Facility
- Pawn Shop
- Protective and Emergency Service
- Retail and Consumer Service
- Service Organization
- Specialty Food Store

## DISCRETIONARY USES

- Amusement arcades
- Billiard parlours
- Bottle return depots
- Childcare facilities
- Commercial schools
- Custodial quarters
- Drinking establishments
- Entertainment establishments
- Financial institutions
- Hotels and motels
- Kennels
- Liquor stores
- Medical clinics
- Outdoor cafe
- Power generation facility, mid-scale
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Restaurants - food service only
- Restaurants-licensed
- Retail stores
- Signs - Class 2 - except
- for freestanding identification
- Special function tents (commercial)
- Take-out food services
- Utility building
- Warehouse stores
- Brewery, Winery, Distillery
- Cannabis Store
- Car Wash - Multi Vehicle
- Car Wash - Single Vehicle
- Drive Through
- Gas Bar
- Payday Loan
- Restored Building
- Product Sales Yard
- Self Storage Facility
- Urban Agriculture
- Wild Energy Conversion System - Type 1

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