

# \$900,000 - 5114, 2255 32 Street Ne, Calgary

MLS® #A2223097

**\$900,000**

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® #	A2223097
Price	\$900,000
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	May 21st, 2025
Days on Market	26
Zoning	I-C

### Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.