

# Retail Condo Unit for Sale

## 3131 – 27th Street NE, Unit 57



**Rethinking Commercial Real Estate**

**403-204-9323**



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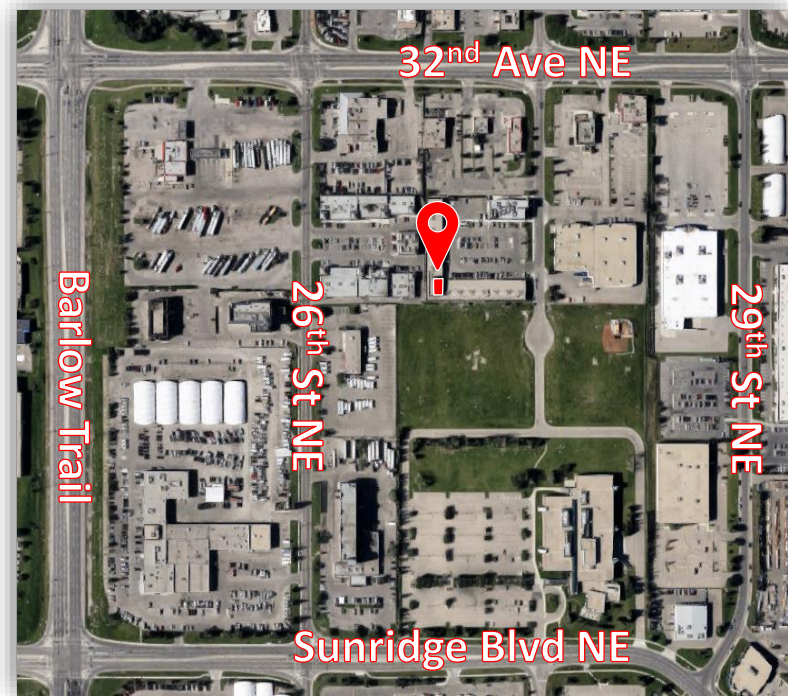
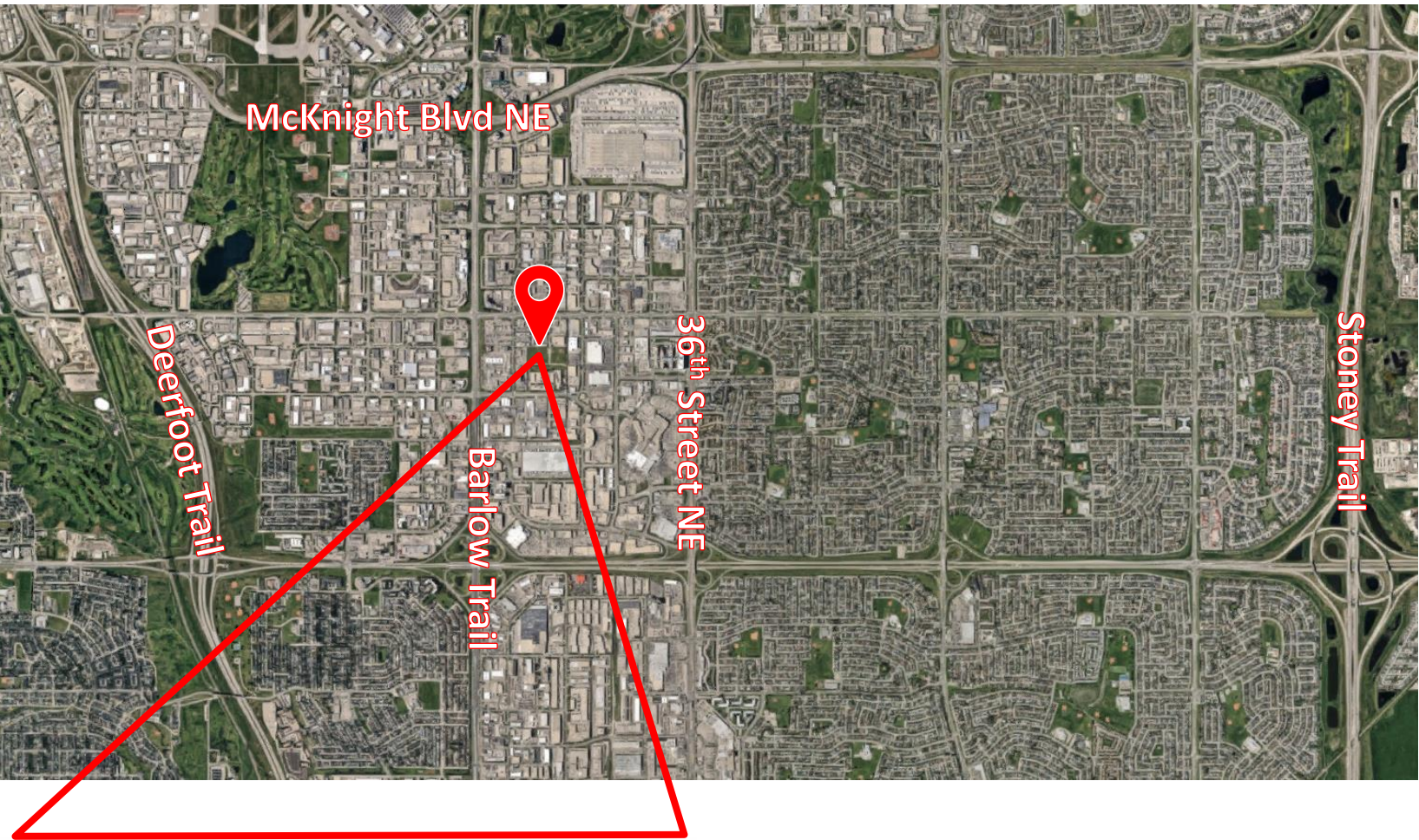
**Kimberly Kimball**

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# 3131 – 27<sup>th</sup> Street NE, Unit 57



## Site Information

<b>District:</b>	Sunridge
<b>Zoning:</b>	C-COR3
<b>Legal:</b>	Plan 1710280; Unit 15
<b>Year Built:</b>	2016
<b>Parking:</b>	Free Surface
<b>Total Size:</b>	2,510± SqFt.

## Sale Information

<b>Sale Price:</b>	\$1,390,000. (\$554/SqFt.)
<b>Taxes:</b>	\$24,503 (2023)
<b>Condo Fee:</b>	\$510/mth TBV (\$6,120/yr)

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## Comments

- Full turnkey Physiotherapy massage clinic.
- Reception and administration office.
- Large workout area.
- Two (2) large therapy rooms.
- Six (6) curtained, semi-private rooms.
- Room to develop with growth.
- Onsite random parking of approximately 145 stalls.
- Potential to buy adjacent unit of 1,470 SqFt for a total of 3,980 SqFt if desired.
- Fully equipped and ready to open.
- 15 minutes to Downtown Calgary and Calgary Airport.
- In a very active commercial complex that features restaurants, personal care services, wellness centers, and medical clinics.



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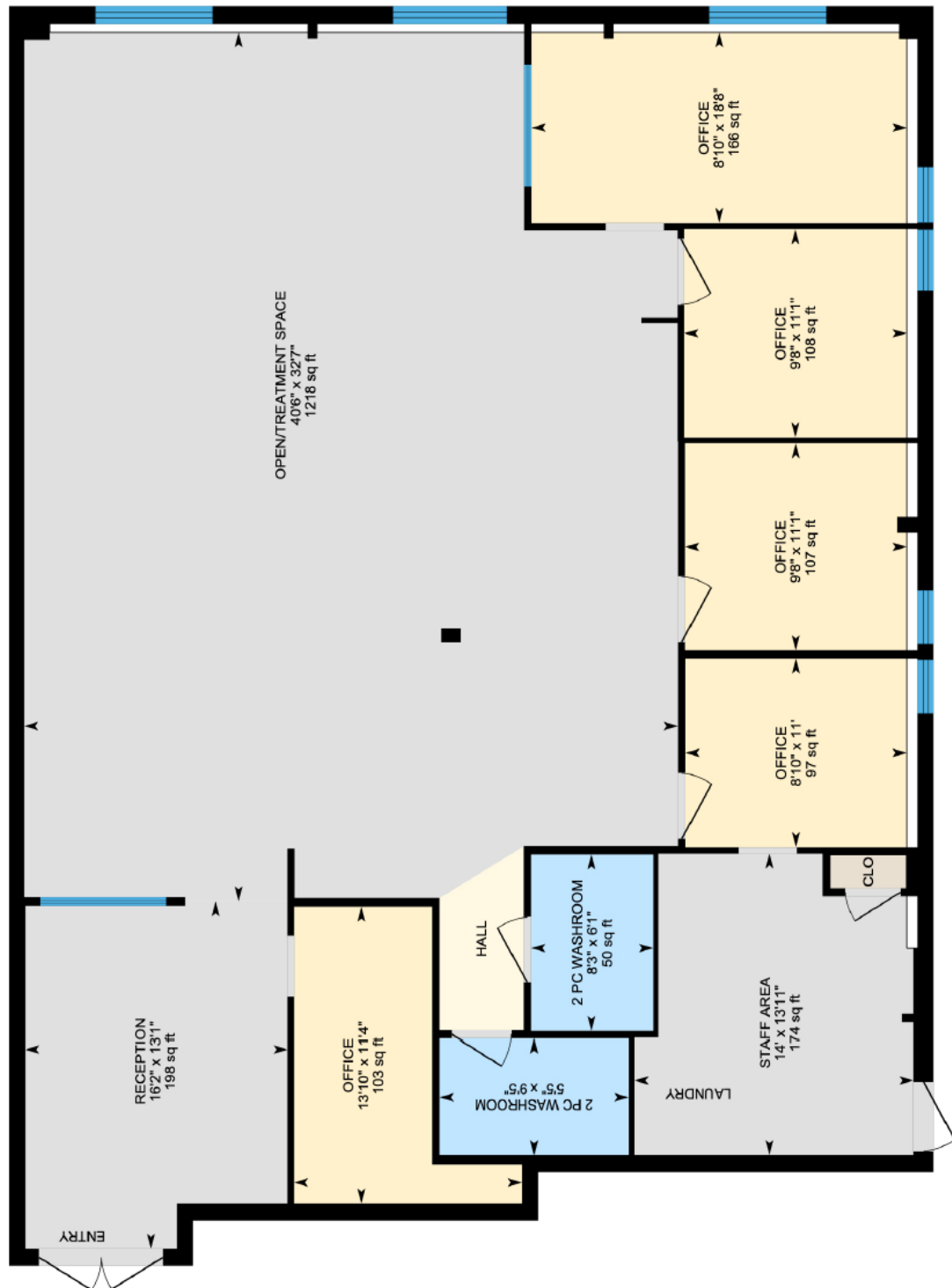
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## Floor Plan



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## Measurements



587.966.4663

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### COMMERCIAL MEASUREMENT REPORT

Client Name: Prestige Commercial

Date of Order: March 19, 2024

Address of Order: 57-59 3131 27 Street NE, Calgary

Measured by: Dane Bosman / iGUIDE

Ceiling Height:

GROSS FLOOR TOTALS	SQ. FT	/	SQ. METERS		SQ. FT	/	SQ. METERS
Main Level:	2510	/	233.19	4th Level:		/	0.00
2nd Level:		/	0.00	Basement / Lower:		/	0.00
3rd Level:		/	0.00	<b>Gross Lease Area SQ. FT:</b>	2510.00	/	233.19
				Common Areas SQ. FT:	0.00	/	0.00
				Structural Area SQ. FT:	0.00	/	0.00
				<b>Total (Net) Lease Area SQ.FT:</b>	2510.00	/	233.19

ROOM Dims	FEET	Level	Room dimensions are approximate	Level
Office 1:	13'10" x 11'4"	Main	Work Bay 1:	x
Office 2:	18'8" x 8'10"	Main	Work Bay 2:	x
Office 3:	11'1" x 9'8"	Main	Storage 2:	x
Office 4:	11'1" x 9'8"	Main	Storage 1:	x
Office 5:	11'0" x 8'10"	Main	Mechanical:	x
Open/Treatment Space:	40'6" x 32'7"	Main	Utilities:	x
Office 7:	x		Other:	x
Office 8:	x		Other:	x
Office 9:	x		Other:	x
Reception:	16'2" x 13'1"	Main	Other:	x
Staff Area:	14'0" x 13'11"	Main	Other:	x
Boardroom 1:	x		Other:	x
Boardroom 2:	x		Other:	x
Kitchen 1:	x		Other:	x
Kitchen 2:	x		Other:	x

BATHROOM Dims	FEET	PCS.	Level	Room dimensions are approximate	PCS.	Level
Bathroom:	8'3" x 6'1"	2	Main	Bathroom:	x	#
Bathroom:	9'5" x 5'5"	2	Main	Bathroom:	x	#

Thank you for using our services!

Notes: Measured according to BOMA standards.

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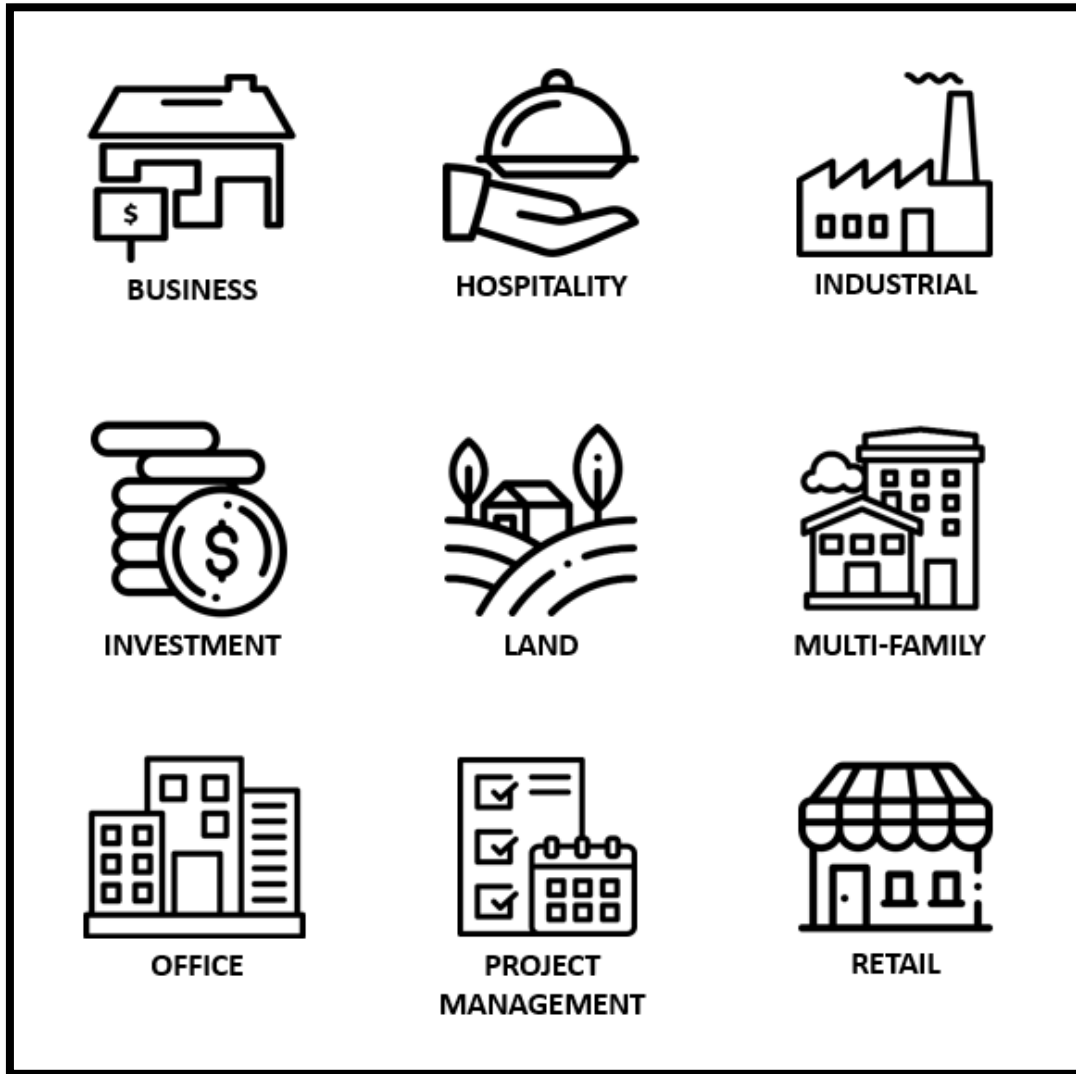
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