

Retail Condo Unit for Sale

3131 – 27th Street NE, Unit 57



Rethinking Commercial Real Estate

403-204-9323



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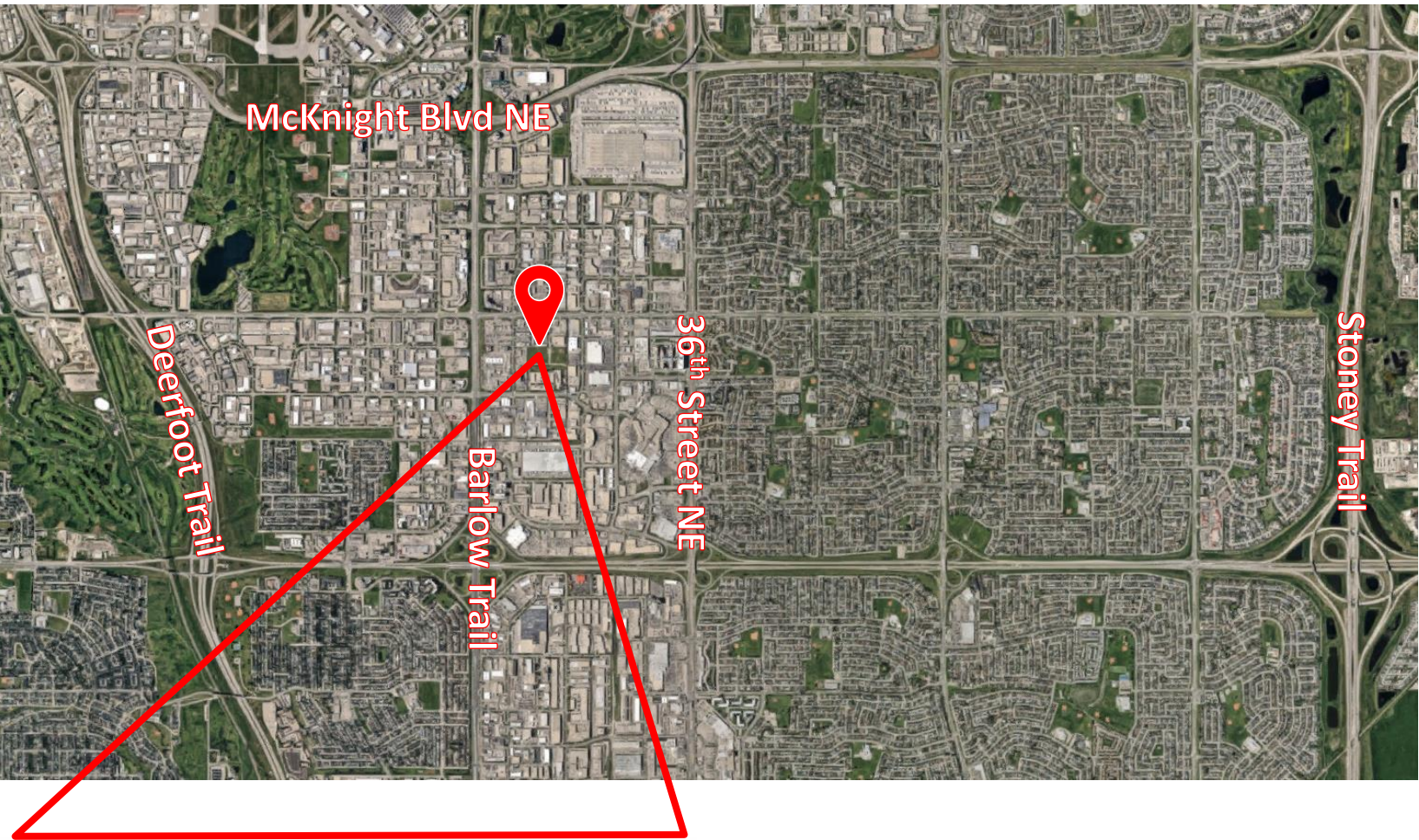
Kimberly Kimball

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Site Information

District:	Sunridge
Zoning:	C-COR3
Legal:	Plan 1710280; Unit 15
Year Built:	2016
Parking:	Free Surface
Total Size:	2,411± SqFt.

Sale Information

Sale Price:	\$1,390,000. (\$577/SqFt.)
Taxes:	\$24,503 (2023)
Condo Fee:	\$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 3,881 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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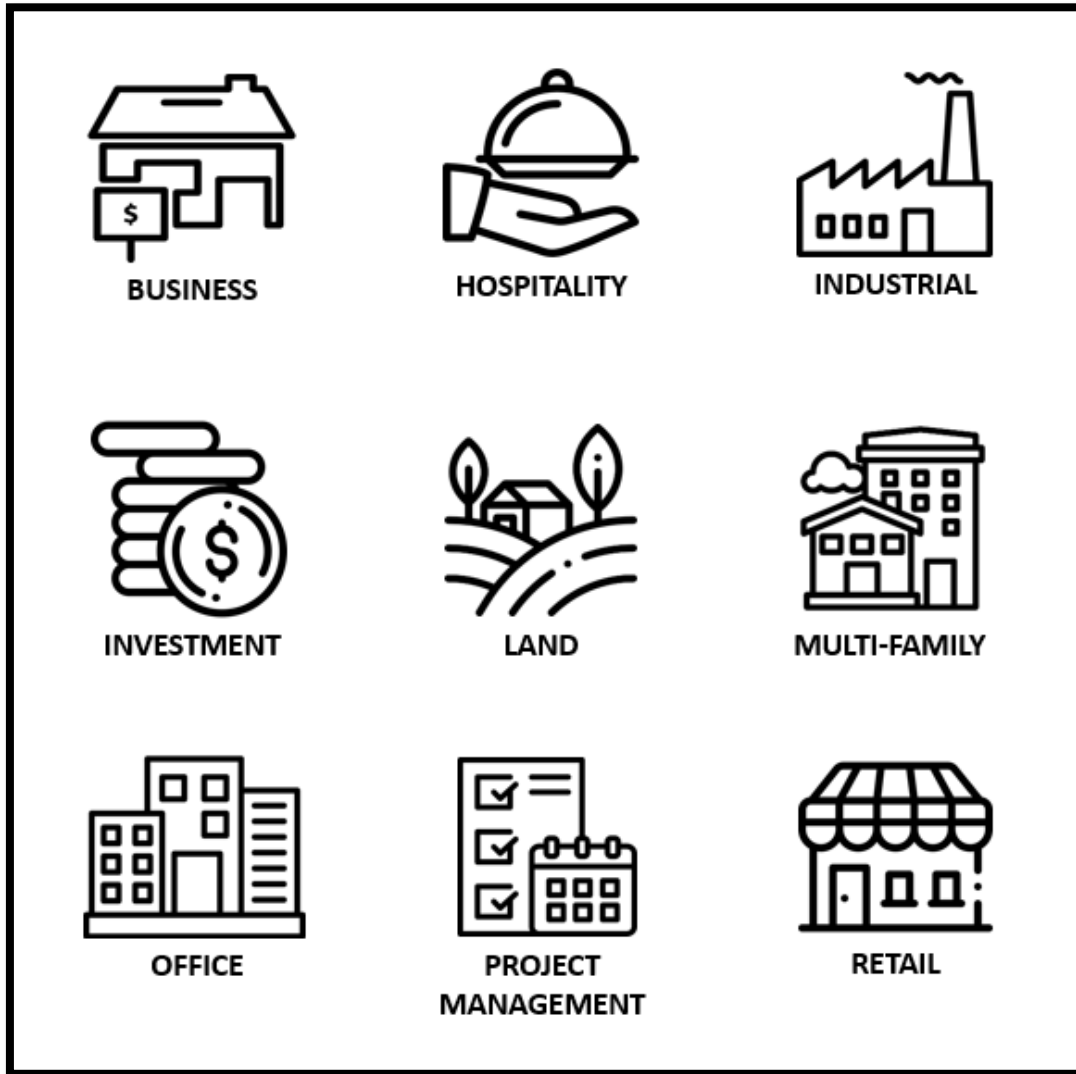
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