

# Retail Unit for Lease

## 3131 – 27th Street NE, Unit 57



**Rethinking Commercial Real Estate**

**403-204-9323**



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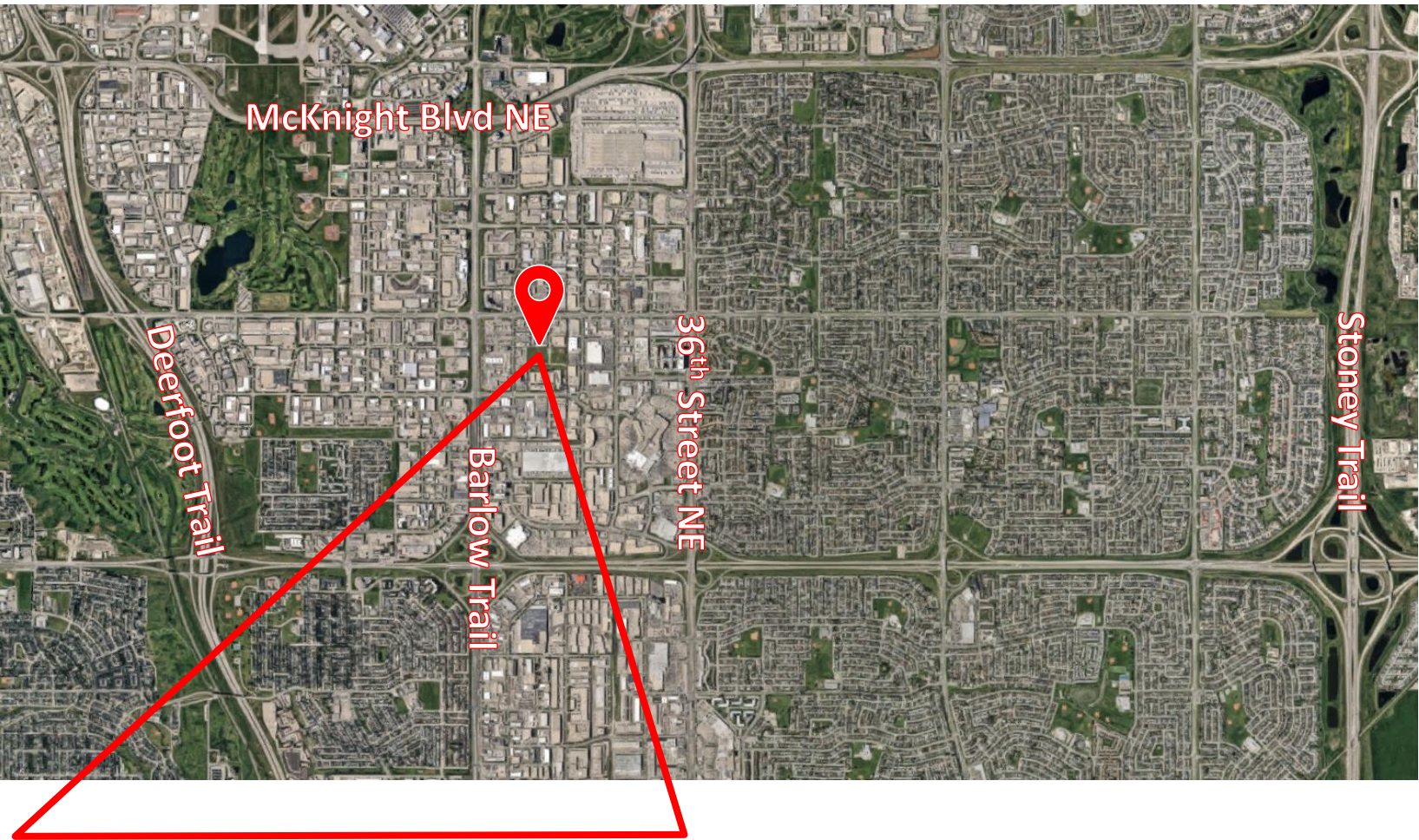
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## Site Information

<b>District:</b>	Sunridge
<b>Zoning:</b>	C-COR3
<b>Total Size:</b>	2,411± SqFt.
<b>Lease Rate:</b>	\$28.00/SqFt.
<b>Operating Cost:</b>	\$13.70/SqFt. (Est. 2024)
<b>Term:</b>	5 – 10 years
<b>Availability:</b>	Immediate
<b>Parking:</b>	Onsite random parking

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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 rent 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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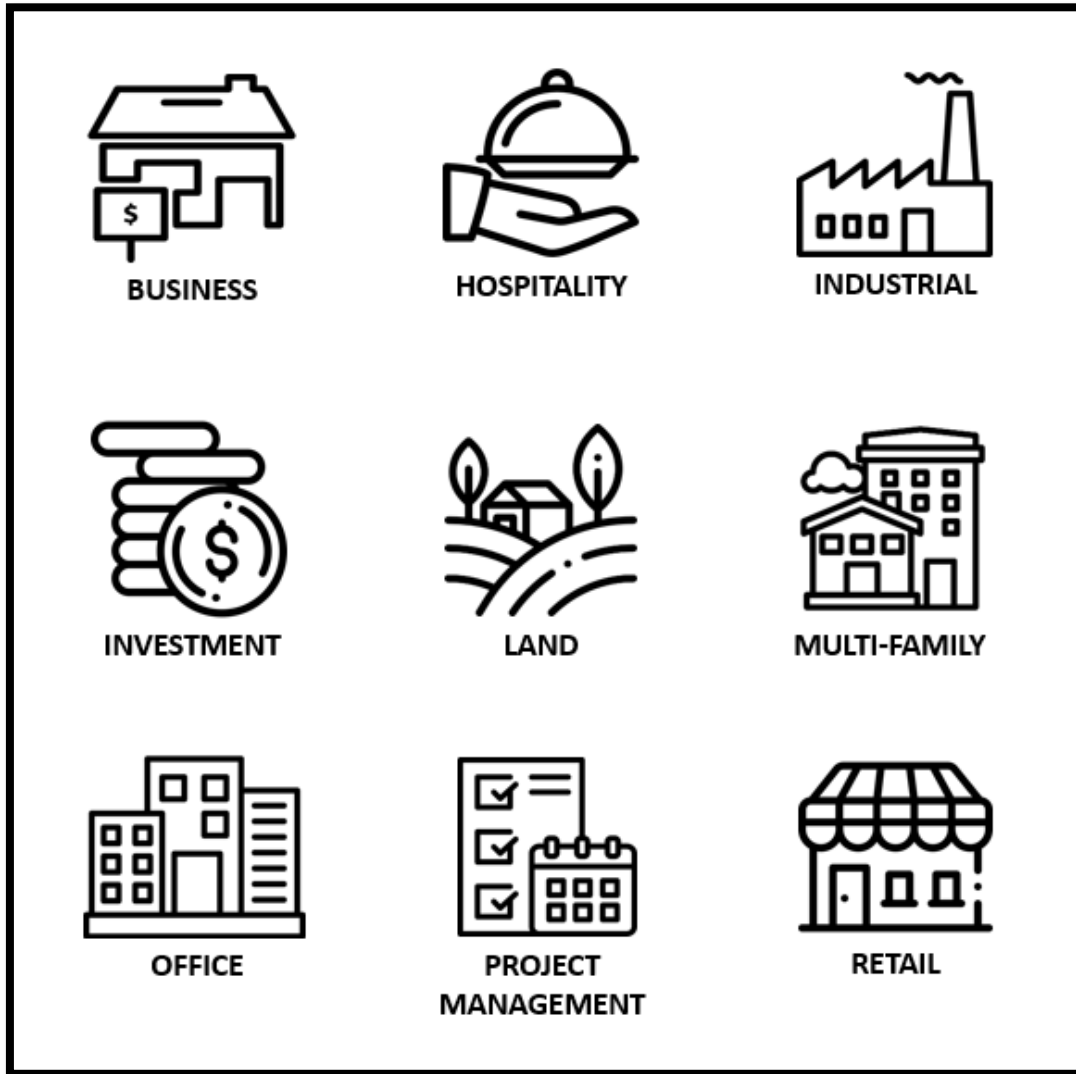
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