

**57, 3131 27 Street NE**  
**Calgary, Alberta**

**MLS # A2183508**



## \$1,299,900

**Division:** Sunridge

**Type:** Retail

**Bus. Type:** Medical

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** NA

**Size:** 2,411 sq.ft.

**Zoning:** C-COR3

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** Metal Frame, Mixed, Stucco

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This versatile retail/commercial property is ideal for various business or medical uses. Previously a physiotherapy clinic, the space offers a functional layout suitable for Medical Facilities (clinic, lab, optical center) Community Services (mini banquet hall, community center). Corporate Offices, flexible leasing and purchase options, including rent-to-own. Well-maintained infrastructure for health and professional services. Excellent location with easy accessibility. Spacious interiors ready for customization. This is a perfect opportunity for businesses or organizations looking to establish their presence in a thriving area, possibly Subdividable for small businesses is being offered for sale /lease and rent to own. There are numerous options available to get the advantage of this sizeable facility such as a ladies' gym, and eye care clinic, community centre, banquet hall, The current Physiotherapy space is fully suitable with all the required necessities, and turn-key operation is awaiting you to take over the charge without wasting time in getting permits and developments, ready to start your business tomorrow. Many other medical and health-related facilities like test labs etc are very much possible. This strip mall is well-known for its Cardiology Hospital, Kbob Fusion Restaurant, Clay oven Restaurant Medical Clinic, Pharmacy, Dentist Clinic and many other businesses. This is one of the busiest plazas in the North East area it has a lot of parking spaces. NOTE: The physiotherapy equipment and furniture are negotiable separately and not included in the price.