



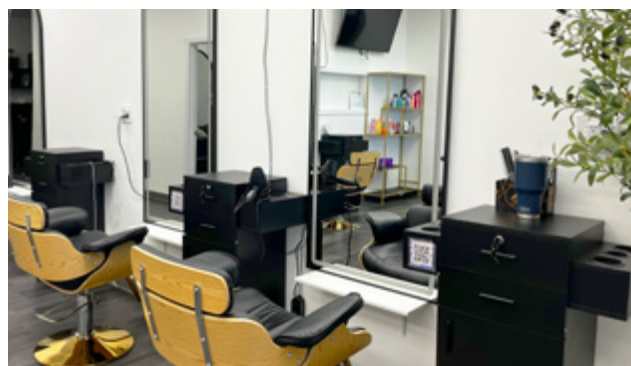
101 - 3131 27 Street NE, Calgary AB

Commercial Condo Bay - Leased

PROPERTY DETAILS

Asking Price	\$700,000 property
Unit Size	1,009 SF
NOI	\$40,945.22
Op Costs	\$7.00 PSF (Est. 2025)
CAP	6%
District	Sunridge Business Zone
Zoning	C-COR3

- **Prime Location:** Retail condo in the busy Central Sunridge and 32 Ave retail district
- Property is currently tenanted by an established salon business
- **Investment Opportunity:** Own a retail condo unit in a thriving retail hub
- **High-Traffic Corridor:** Located just off 32 Ave & 27 St NE, next to the newly opened Chipotle
- **Surrounded by Major Retailers:** Close to Costco, RONA, Sunridge Mall, Cineplex, Sheraton and more
- **Healthcare Hub Proximity:** Minutes from Peter Lougheed Centre, NE Calgary's major hospital
- **Turnkey Asset:** Ideal for investors seeking a hands-off, income-producing retail property in a thriving commercial zone



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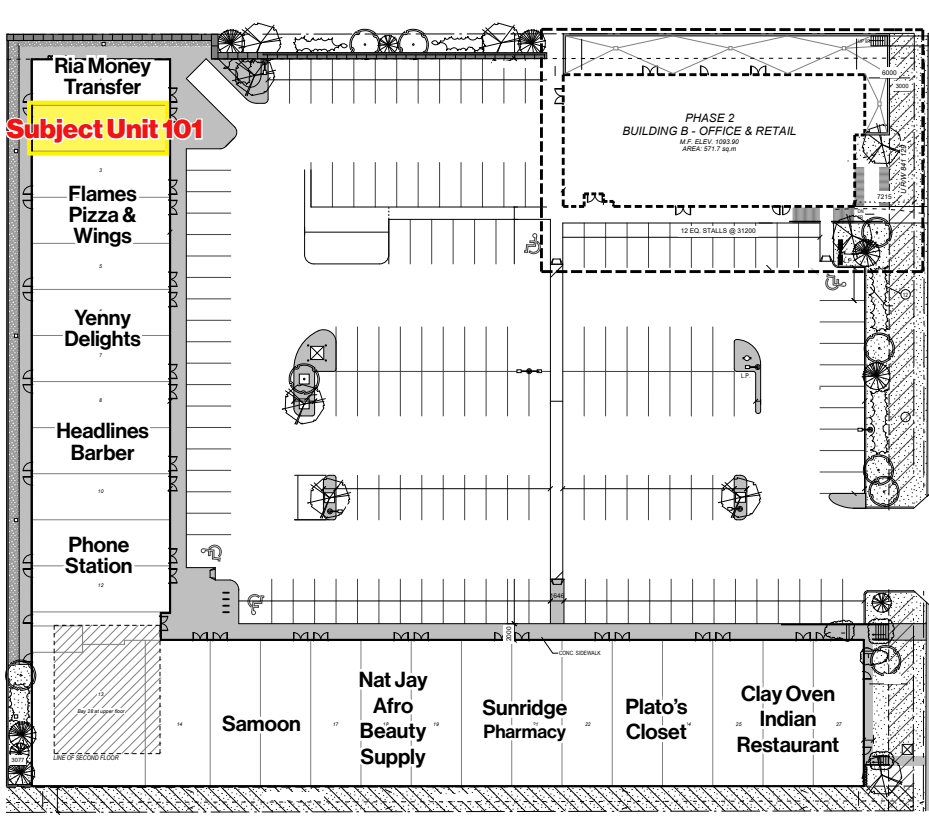
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Condo Bay For Sale

101 - 3131 27 Street NE | Calgary, Alberta
Investment Property



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101 - 3131 27 Street NE | Calgary, Alberta
Investment Property



NEIGHBORHOOD
Sunridge



POPULATION
40,400



MEDIAN AGE
38.6



HOUSEHOLD INCOME
\$71,212



TRAFFIC COUNT
34,000 VPD | Barlow TR & 32 Ave NE



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For more information, please contact one of our associates.

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