

Blackstone

# For Sale

101 - 3131 27 Street NE | Calgary, Alberta  
Condo Bay - Leased

## Investment Property



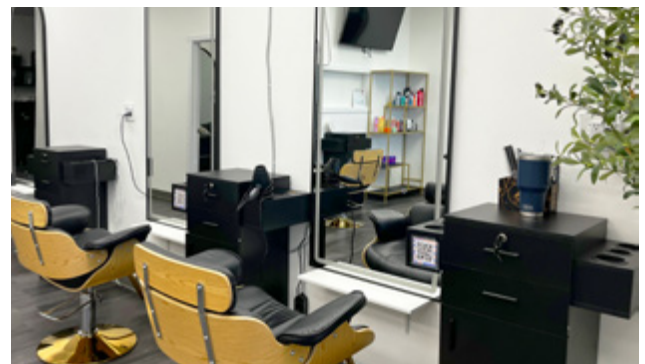
## 101 - 3131 27 Street NE, Calgary AB

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	5.9%
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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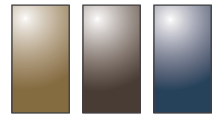
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Unit A210  
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Calgary, Alberta T2V 2X5  
P 403.214.2344

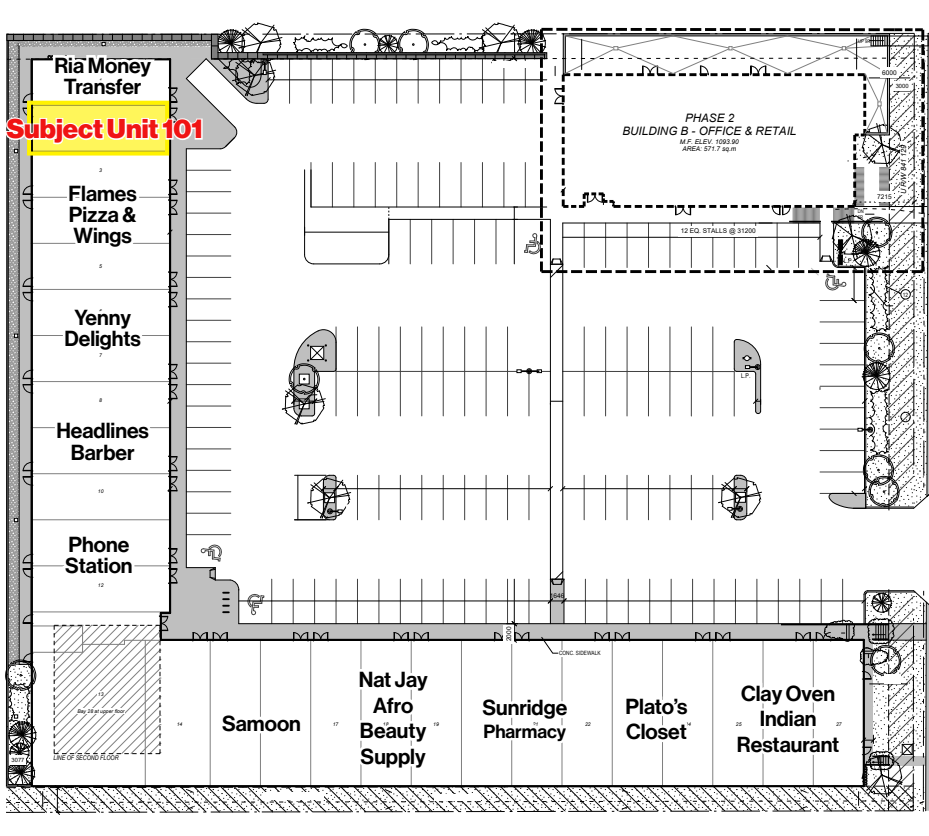
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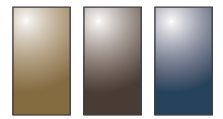
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**NEIGHBORHOOD**  
Sunridge



**POPULATION**  
40,400



**MEDIAN AGE**  
38.6



**HOUSEHOLD INCOME**  
\$71,212



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



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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