

Blackstone

For Sale

3131 27 Street NE | Calgary, Alberta

Hair Salon/Spa Property



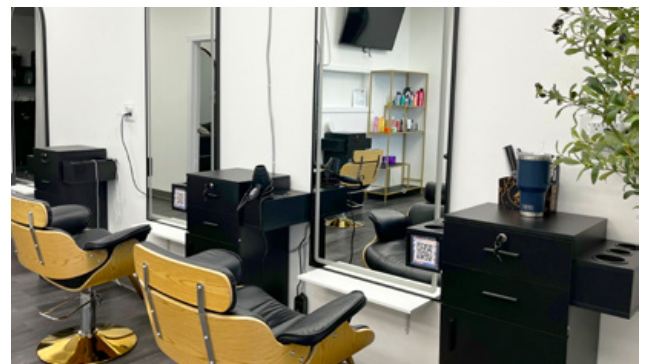
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Hair Salon/Spa Property

PROPERTY DETAILS

Asking Price	\$700,000 property
Unit Size	1,009 SF
Net Rate	Market
Op Costs	\$7.00 PSF (Est. 2025)
Availability	Immediate
District	Sunridge Business Zone
Zoning	C-COR3
Parking	Ample Surface

- **Prime Location:** Busy retail plaza within the Central Sunridge and 32 Ave retail district.
- **High-Traffic Area:** Just off 32 Ave & 27 St NE, adjacent to the newly opened Chipotle.
- **Major Retailers:** Close to Costco, RONA, Sunridge Mall, Cineplex, Sheraton and more.
- **Near Peter Lougheed Centre:** Minutes from NE Calgary's main hospital.
- **Ideal Investment:** Perfect for an investor in a thriving retail hub.



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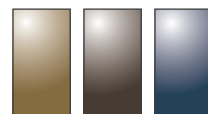
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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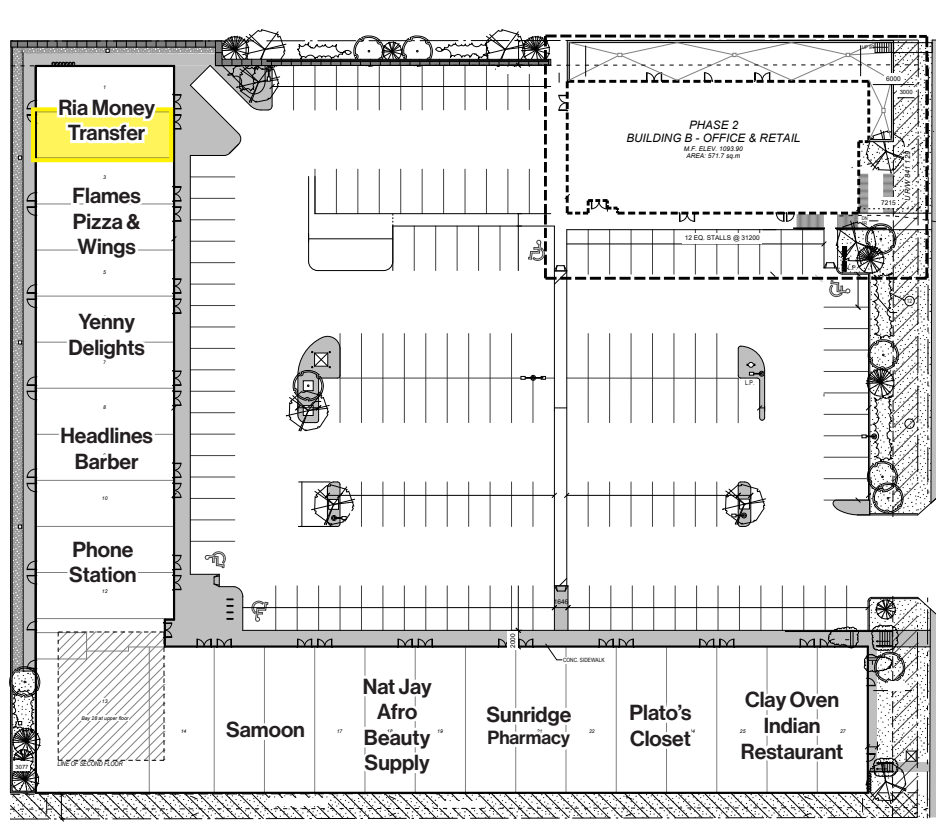
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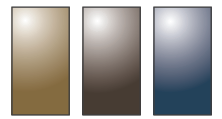
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NEIGHBORHOOD
Sunridge



POPULATION
40,400



MEDIAN AGE
38.6



HOUSEHOLD INCOME
\$71,212



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



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For more information, please contact one of our associates.

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