

**3515, 32nd Street NE**  
**Calgary, Alberta**

**MLS # A2215610**



**\$1,350,000**

**Division:** Horizon  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 4,130 sq.ft.  
**Zoning:** I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b> Full Kitchen set up & Office.			

Great opportunity for an investor. Fully furnished unit for sale with 10 years solid lease term. Tenant is well established, working with national franchises, hospital, grocery anchors and colleges. For Sale corner condo bay 3,080 sf and second floor office space for 1,050 sf . Unit has 1 overhead door. Wrap around glass on 2 levels, separate access to the second-floor office and to warehouse. Many recent upgrades, upstairs offices are bright and open concept with kitchen and bathroom. 6 assigned parking stalls included. Great busy location with traffic access to main streets. Please do not try to contact the staff and the business owner directly.