

# \$1,350,000 - 3515, 32nd Street Ne, Calgary

MLS® #A2215610

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Horizon, Calgary, Alberta

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.

Built in 1977

## Essential Information

MLS® #	A2215610
Price	\$1,350,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	3515, 32nd Street Ne
Subdivision	Horizon



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5Y9

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	122
Zoning	I-G

### **Listing Details**

Listing Office	Highline Real Estate Inc.
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.