

FOR SALE

3131 - 32 AVENUE N.E.

CALGARY, AB

**STANDALONE BUILDING
ON ±1.96 ACRES**



PROPERTY DETAILS

BUILDING SIZE:	±18,642 sq.ft. (area determined by Real Property Report)
LEGAL ADDRESS:	Plan 8411008; Block 3; Lot 20
ZONING:	C-COR3
COMMUNITY:	Sunridge
PRICE:	\$10,500,000
AVAILABILITY:	

PROPERTY DETAILS

- Formerly occupied by Sunridge Nissan
- Standalone building on ±1.96 acres corner lot. Comprised of large showroom, offices, and service bays.
- Exposure to bustling 32 Avenue with convenient access to Deerfoot Trail, Barlow Trail and surrounded by shopping centres, professional offices, and medical facilities.
- C-COR3 zoning allows for a multitude of uses.

**FORMERLY
OCCUPIED
BY
SUNRIDGE NISSAN**



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LOCATION



SURROUNDED BY MAJOR AMENITIES SUCH AS
COSTCO, RONA, BEST BUY, REAL CANADIAN
SUPERSTORE AND MEDICAL CENTRES



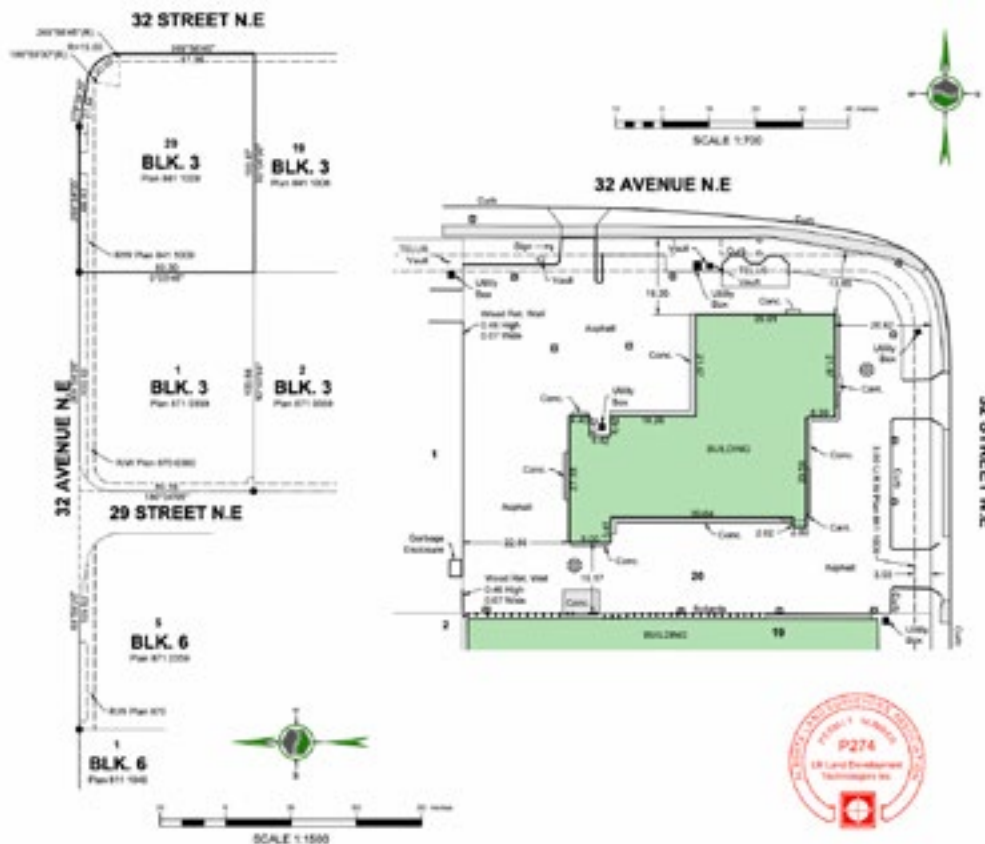
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REAL PROPERTY REPORT



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