



±3,230 sf

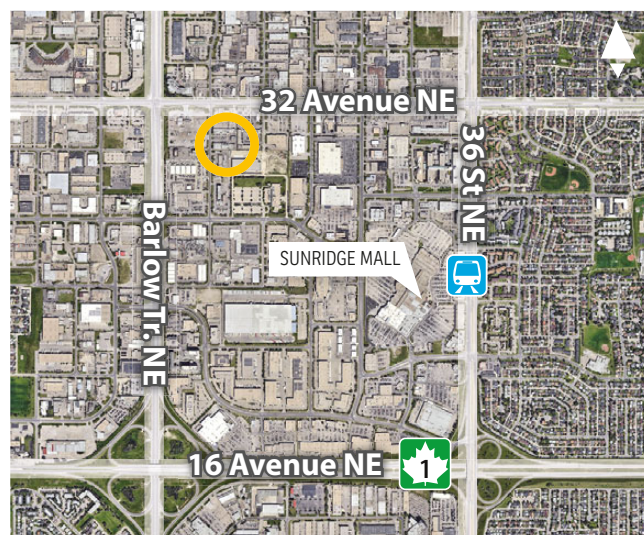
Unit 311 • Total Area

**PRICE  
REDUCED**

## FULLY LEASED RETAIL AND VACANT OFFICE SPACE FOR SALE/LEASE

**Interpacific Business Park**  
3132 26 Street NE, Calgary

» Located in Sunridge with excellent access to  
32 Avenue NE and Barlow Tr NE.



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



- » Well-established multi-tenant centre located in Sunridge.
- » Conveniently situated just off Barlow Trail and 32nd Avenue NE.
- » Excellent access to major transportation routes.
- » Surrounded by numerous restaurants, shops, services and hotels.

## PROPERTY INFORMATION

MUNICIPAL ADDRESS:  
3132 26 Street NE, Calgary

COMMUNITY: Sunridge

ZONING: C-COR3

AVAILABLE FOR SALE/LEASE:

UNIT 311 IN BUILDING C:

± 1,615 sq. ft. – Main floor retail (leased)

± 1,615 sq. ft. – 2nd floor office (vacant)

TOTAL: ± 3230 sq. ft.

PARKING: Surface, common

## LEASE INFORMATION

AVAILABILITY:

- » Main floor retail available November 2028.
- » Second floor office available immediately.

OP. COSTS AND TAXES:  
\$7.93 per sq. ft. (est.)

NET RENT: Market

## SALE INFORMATION

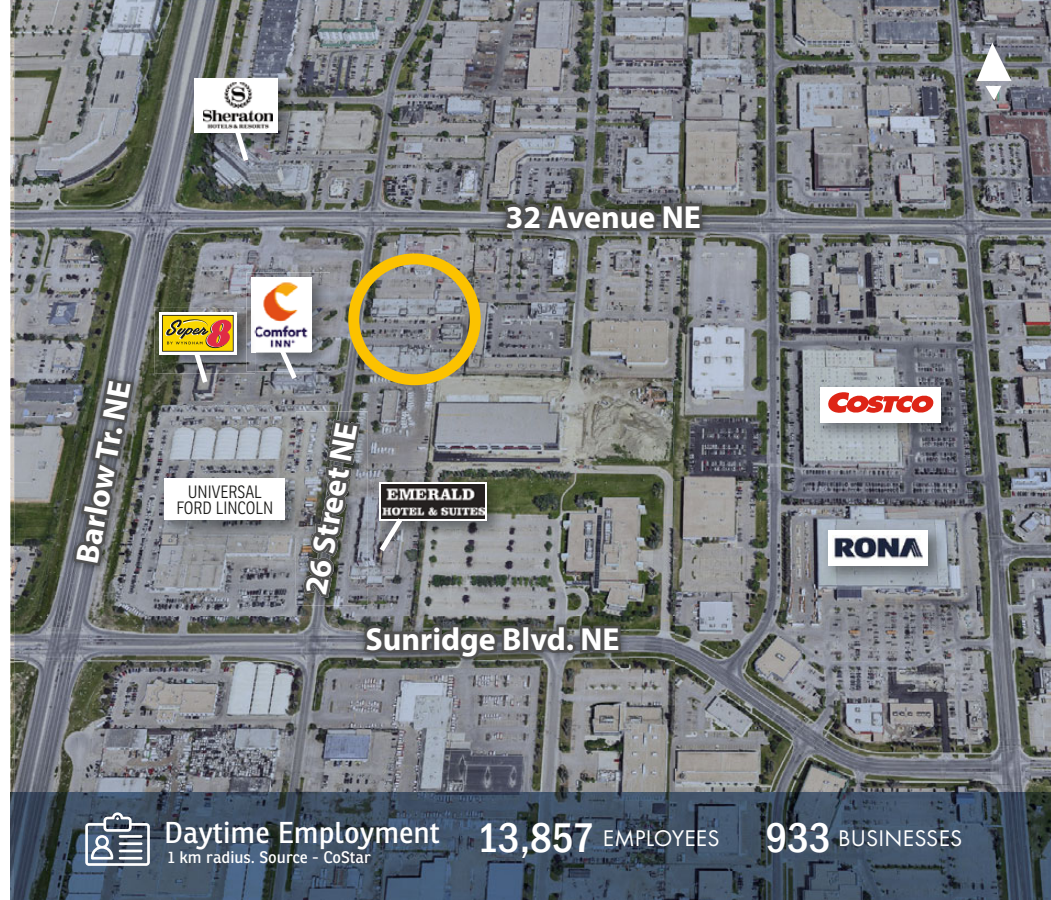
TENANCY:

- » Main floor retail leased to New Start Massage until November 2028.
- » Second floor office – vacant.

NOI: \$18,827.16

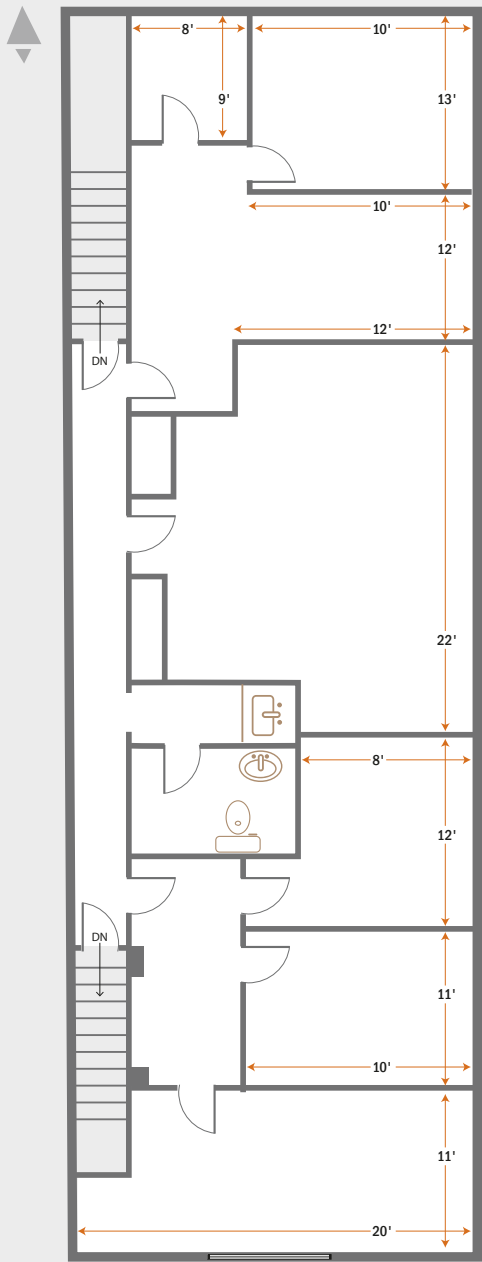
PROPERTY TAXES: \$18,168 (2024)

PRICE: ~~\$890,000~~ \$720,000 **PRICE REDUCED**





2ND FLOOR OFFICE  
± 1,615 SQ.FT.



Not to scale. For reference only.



## MAIN FLOOR RETAIL

±1,615 SQ.FT.



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LOCAL EXPERTISE MATTERS