

# \$849,000 - 6110, 2255 32 Street Ne, Calgary

MLS® #A2211001

**\$849,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Marlborough, Calgary, Alberta

PRIME RETAIL/OFFICE CONDOMINIUM FOR SALE – FULLY BUILT-OUT, MOVE-IN READY. An excellent opportunity to acquire a fully developed 1,516 SF retail condominium located in a prominent, high-traffic commercial area. Currently operating as an immigration consultancy office, the space features a contemporary layout with premium interior finishes, including floor-to-ceiling glass partitions, private offices, and reception areas. The property is ideally suited for continued use as a professional services office, retail storefront, or a variety of permitted commercial uses. With a modern build-out and immediate occupancy potential, this space offers both owner-users and investors a strategic asset in a thriving business corridor. A commercial lease-to-own options are also available.

Built in 2022

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2211001   |
| Price      | \$849,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 6110, 2255 32 Street Ne |
| Subdivision | Marlborough             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 6E8                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 79               |
| Zoning         | I-C              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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