

# \$895,000 - 6110, 2255 32 Street Ne, Calgary

MLS® #A2211001

**\$895,000**

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	\$895,000
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	30
Zoning	I-C

### **Listing Details**

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

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.