

BedRock

REALTY ADVISORS

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Medical Aesthetics Clinic

3106

TURNKEY MEDICAL SPA SPACE

FOR SALE OR LEASE

#3106, 2255 – 32nd Street NE

Owner user Opportunity

John Savard
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Building on solid advice

Building Details

Address:
#3106, 2255 – 32nd Street NE

Year Built:

2023

Zoning:
I-C

Building Size

Main Floor: 1,600 SF

Purchase Price

\$1,400,000

Lease Rate

Inquire with agents.

Operating Costs

\$21.21 per square foot + utilities

2023 Property Taxes

\$18,888.00

Available

Immediately

Parking

Free surface parking. No titled parking stalls.

HIGHLIGHTS

- Owner User Opportunity
- Turnkey space
- Unfurnished
- \$400.00 per square foot of high-end improvements completed within the past year
- Transit accessible
- Restrictive covenant on medical spa services
- Steps away from Sunridge Mall
- Excellent exposure to busy 32 Street NE

Floor Plan

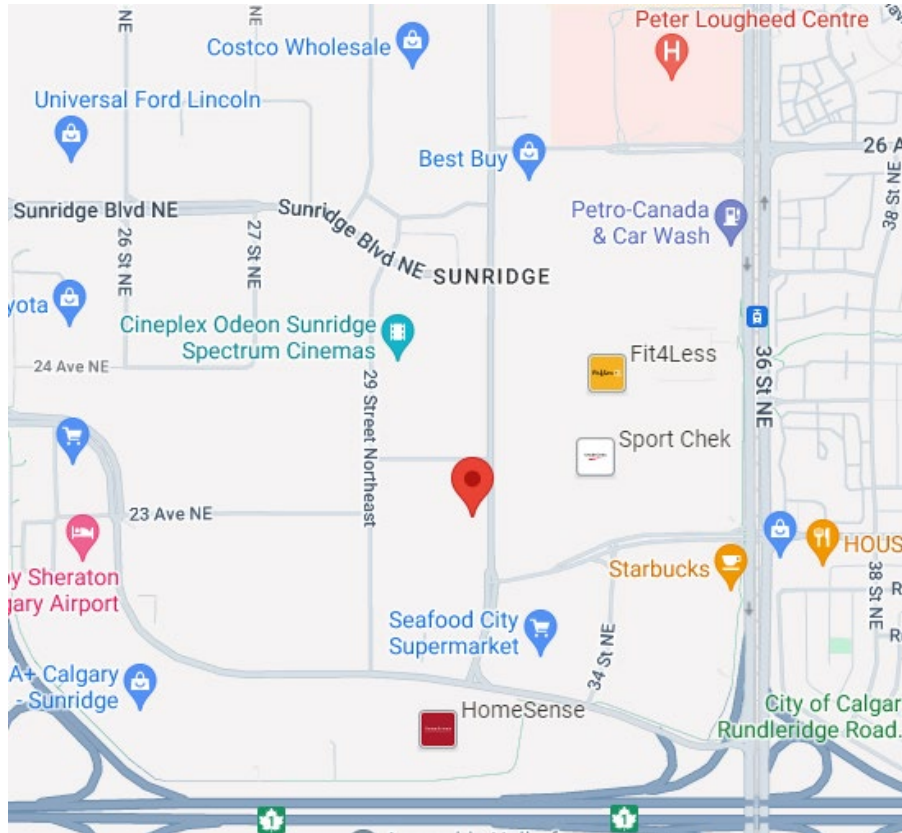


As built floorplan varies slightly from the illustration above

HIGHLIGHTS

- 7 "10 x 10" treatment rooms with storage and sink
- 2 in-suite washrooms
- 2 entrances
- Laundry room with hookups, storage, and sink
- Kitchen
- High-end reception

Industrial Commercial (I-C) Zoning



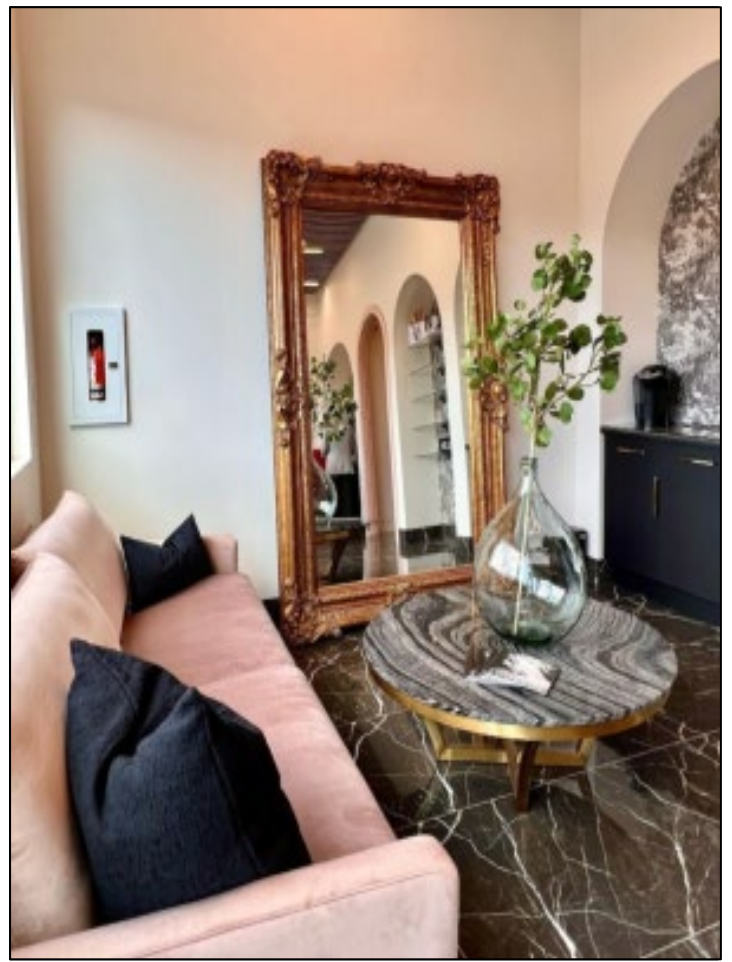
Condominium Complex Restrictive Covenants

- Dental Services
- Physiotherapy
- Coffee/Bubble tea
- Fat Kee
- Massage Therapy
- Jewelers
- Medical Clinic (excluding laser hair removal and medical aesthetic practices)

Immediate proximity to bus routes 19, 32, & 33, 15-minute walk to Rundle Station







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niVE MEDI SPA NOW OPEN!

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