

Prime Retail Space

Freestanding Building for Lease in Sunridge

OPPORTUNITY SUMMARY

Positioned in Calgary's vibrant Sunridge retail corridor, this ±47,000 SF freestanding retail building offers exceptional visibility and access from high-traffic 32nd Avenue. Situated on a generous ±5.14-acre site, the property benefits from prominent signage opportunities and expansive surface parking, making it ideal for large-format retail, automotive, entertainment, or personal service uses. Formerly Toys "R" Us, the building is well-suited for another retailer, national Sports Recreation brand, or Religious Services seeking a high-exposure location. Zoned C-R1, the site supports a wide range of commercial uses. The building also includes an emergency generator. Located within walking distance of Sunridge Mall, Peter Lougheed Hospital, and major transit routes, this property is surrounded by a diverse and growing trade area with over 290,000 residents with strong household incomes.

PROPERTY DETAILS

SUBDIVISION	Sunridge
YEAR BUILT	1988
MAIN FLOOR AREA	±47,000 SF (TBV)
LAND AREA	±5.14 AC (TBV)
LOADING	2 Dock Doors
POWER	600A, 600V (TBV)
PARKING	310+ Surface Stalls
ZONING	C-R1
LEASE RATE	Market
OP COSTS	\$9.05 (TBV)

October 23, 2025



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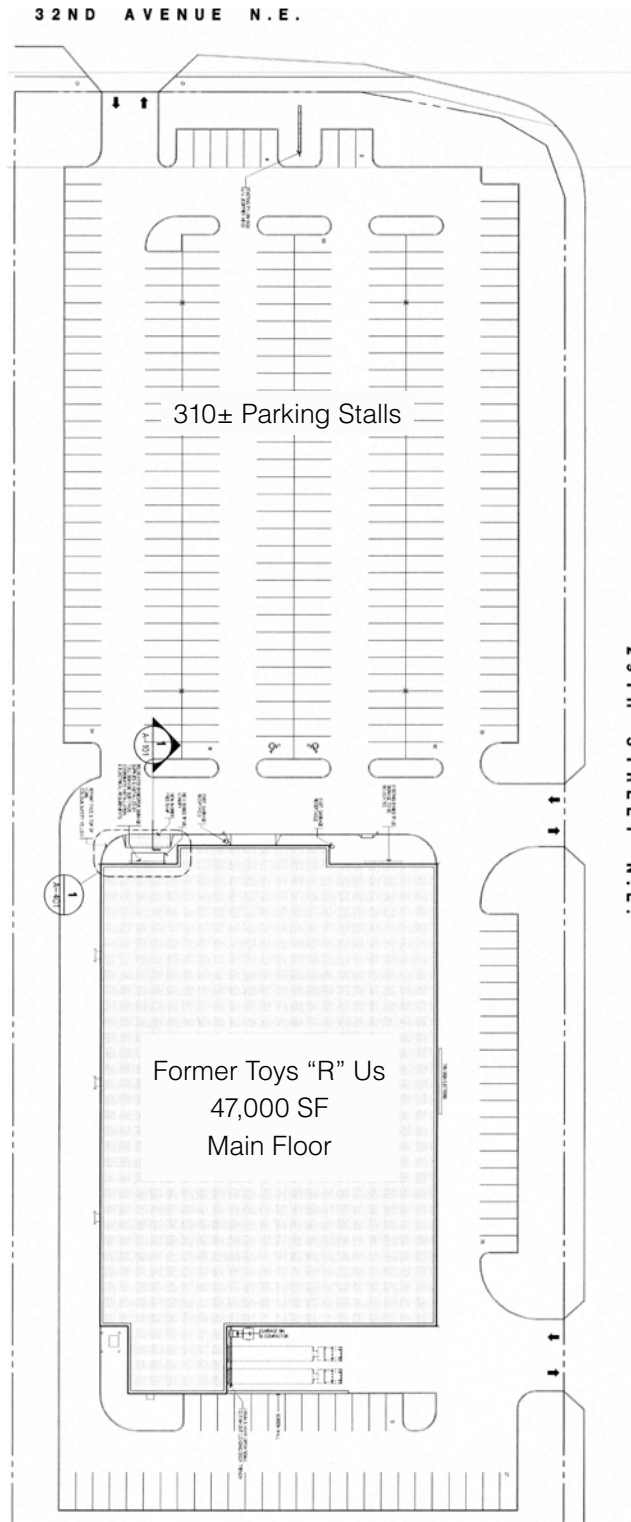


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PROPERTY LOCATION



SITE PLAN



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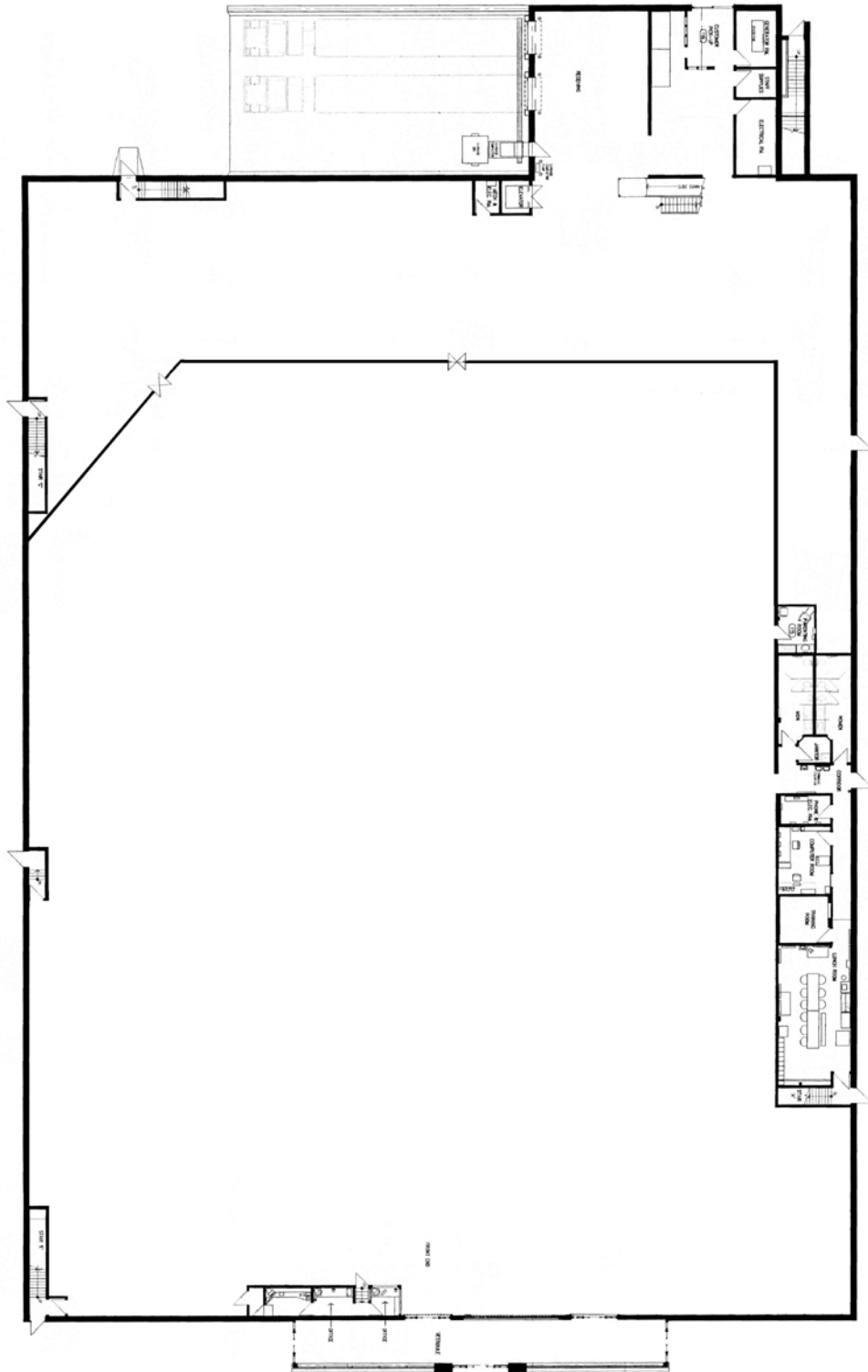


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MAIN FLOOR PLAN



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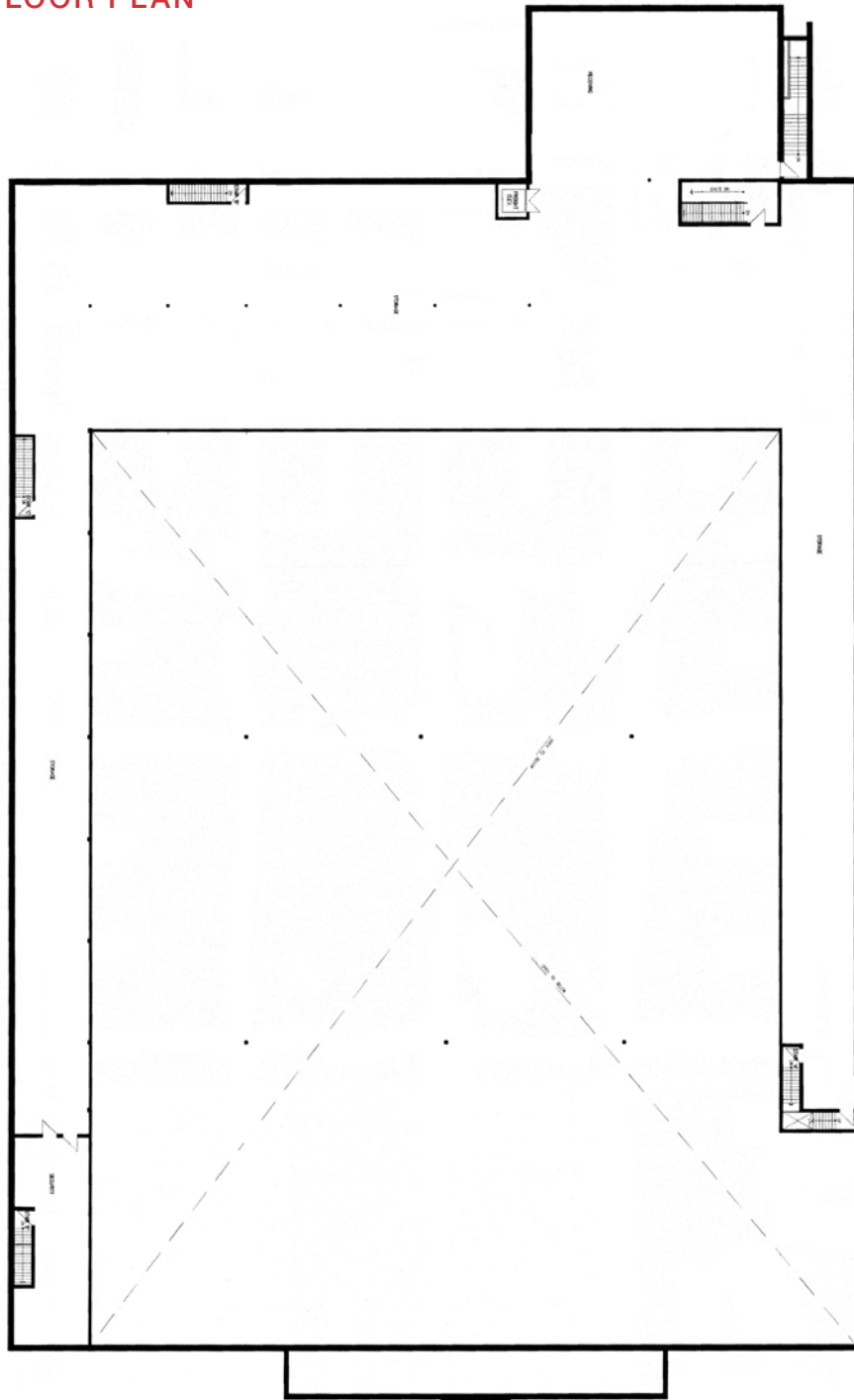


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SECOND FLOOR PLAN



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