



# 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
CEILING HEIGHT	24'8"
CLEAR HEIGHT	22'5"
HVAC CLEANING	Complete
LIGHTING	New LED installed
LEASE RATE	Market
OP COSTS	\$9.05 (TBV)

*November 12, 2025*



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**PROPERTY LOCATION**





## COMMERCIAL – REGIONAL 1 (C-R1) DISTRICT

### Permitted Uses

The following uses are permitted uses in the C–R1 District:

- » Park;
- » Power Generation Facility — Small;
- » Sign — Class A;
- » Sign — Class B;
- » Sign — Class D; and
- » Utilities.

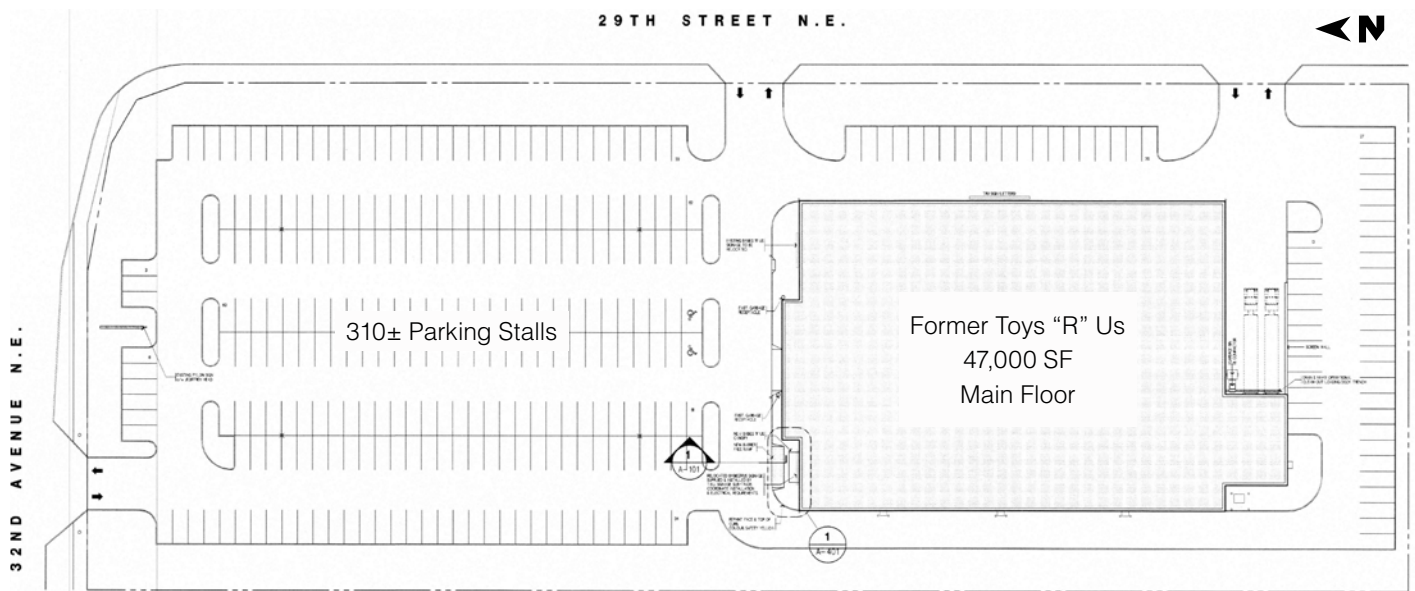
### Discretionary Uses

The following uses are discretionary uses in the C–R1 District:

- » Artist's Studio;
- » Auction Market — Other Goods;
- » Auction Market — Vehicles and Equipment;
- » Auto Service — Major;
- » Auto Service — Minor;
- » Cannabis Store;
- » Car Wash — Multi-Vehicle;
- » Car Wash — Single Vehicle;

- » Convenience Food Store;
- » Drinking Establishment — Medium;
- » Drinking Establishment — Small;
- » Drive Through;
- » Fitness Centre;
- » Food Production;
- » Gaming Establishment — Bingo;
- » Gas Bar;
- » Indoor Recreation Facility;
- » Information and Service Provider;
- » Liquor Store;
- » Office;
- » Outdoor Café;
- » Parking Lot - Grade;
- » Parking Lot - Structure;
- » Print Centre;
- » Restaurant: Food Service Only;
- » Restaurant: Licensed;
- » Restored Building Products Sales Yard;
- » Retail Garden Centre;
- » Retail and Consumer Service;
- » Seasonal Sales Area;
- » Sign — Class C;
- » Sign — Class E;
- » Sign — Class F;
- » Sign — Class G;
- » Special Function — Class 2;
- » Specialty Food Store;
- » Supermarket;
- » Urban Agriculture;
- » Utility Building;
- » Vehicle Rental — Major;
- » Vehicle Rental — Minor;
- » Vehicle Sales — Major;
- » Vehicle Sales — Minor;
- » Wind Energy Conversion System — Type 1; and
- » Wind Energy Conversion System — Type 2.

## SITE PLAN



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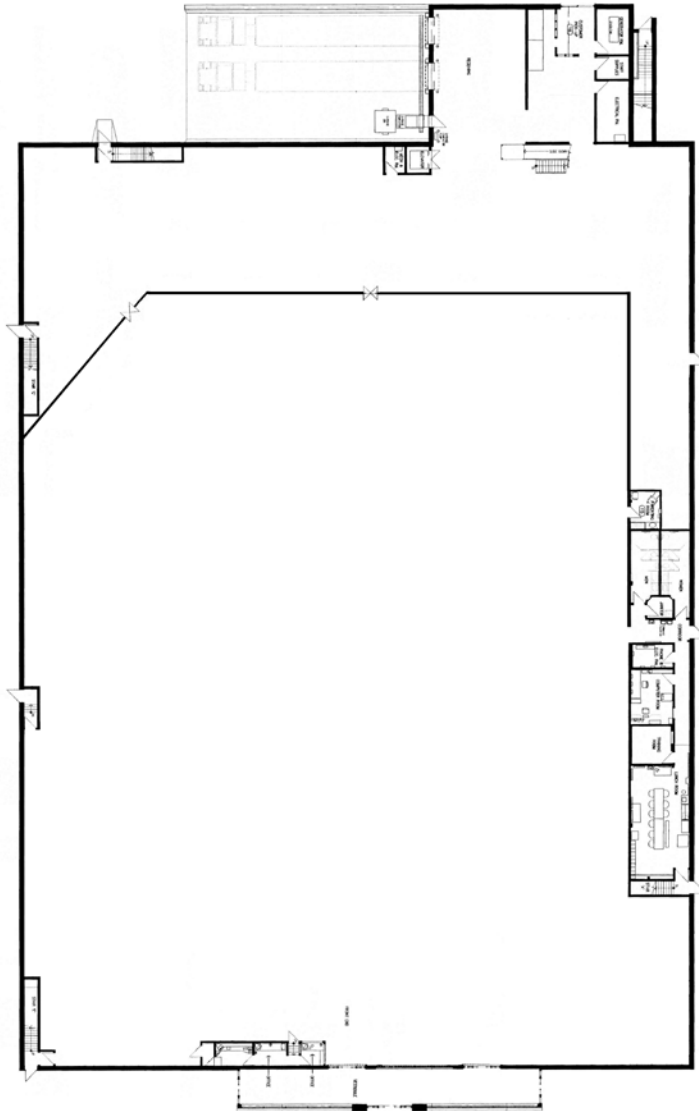
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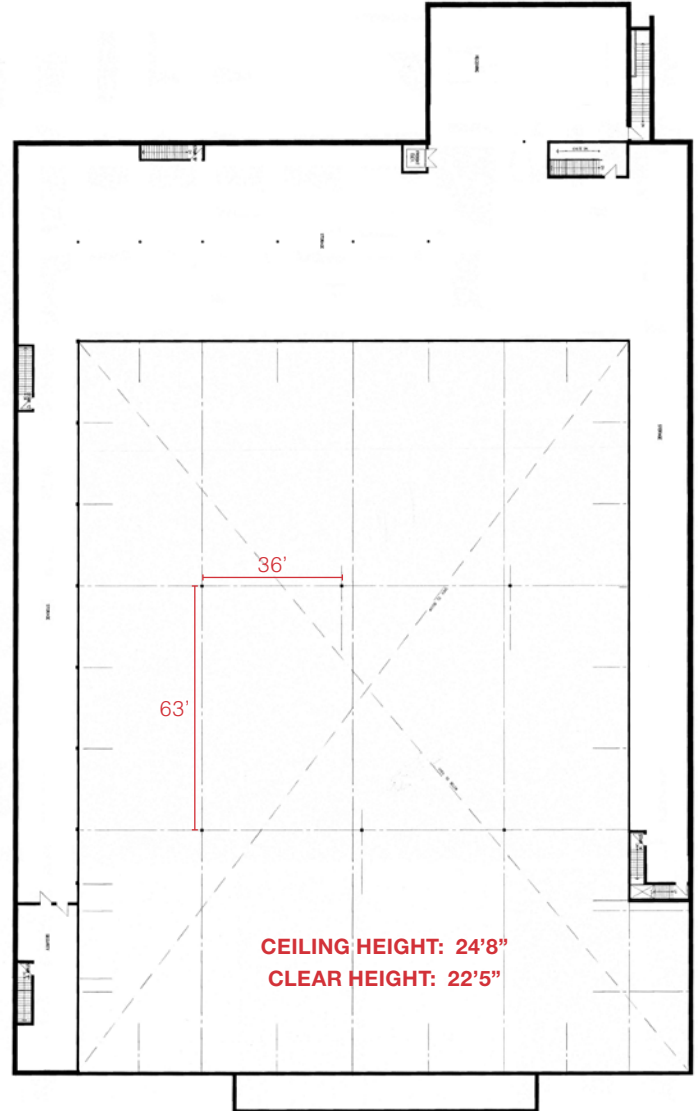
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**FLOOR PLANS**

**MAIN FLOOR**



**SECOND FLOOR**



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