

FOR SALE



SUNRIDGE GATE

3351 20TH AVENUE NE

CALGARY, AB

25,000 SF OF MAIN FLOOR RETAIL & 1,500 SF MEZZANINE

PROPERTY OVERVIEW

- Prime northeast Calgary location within Sunridge Gate
- Ample nearby amenities and services

AREA FOR SALE

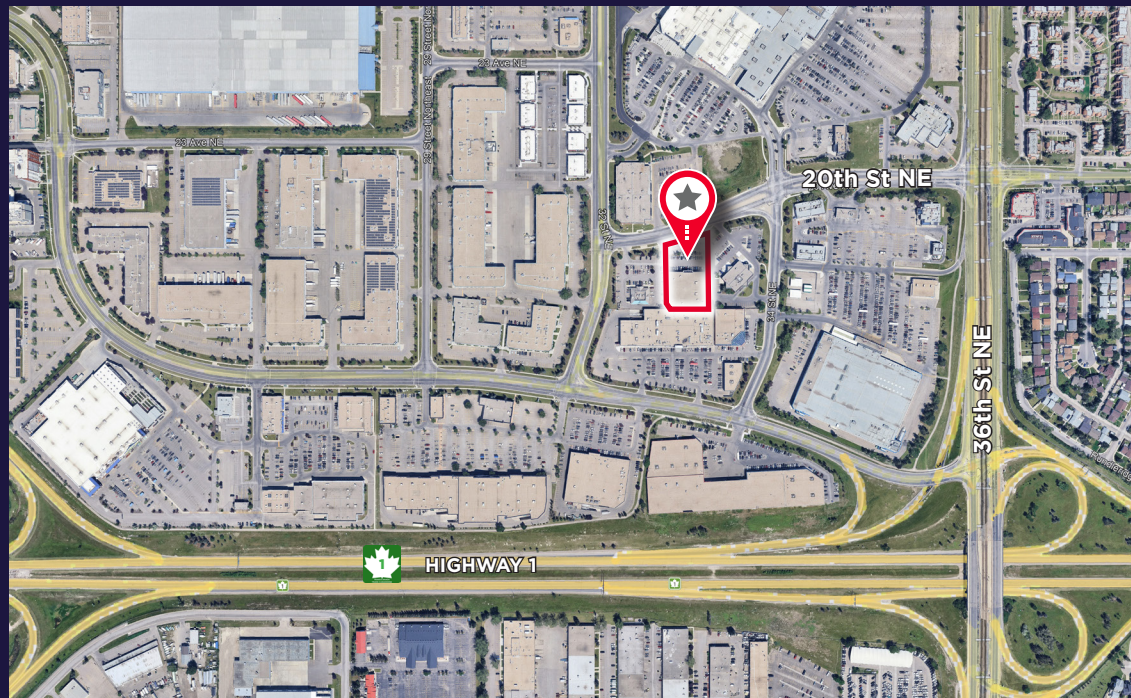
MAIN FLOOR RETAIL	25,000 SF
MEZZANINE	1,500 SF
TOTAL SF	26,500 SF
LAND AREA	1.42 Acres

PROPERTY DETAILS

ASKING PRICE	Contact Agent
PROPERTY TAX	\$102,770.43 (2026)
LOADING	Dock Loading
ZONING	C-R3 - Commercial Regional 3 District
BUILT YEAR	1994
PARKING SPACES	Surface - 30

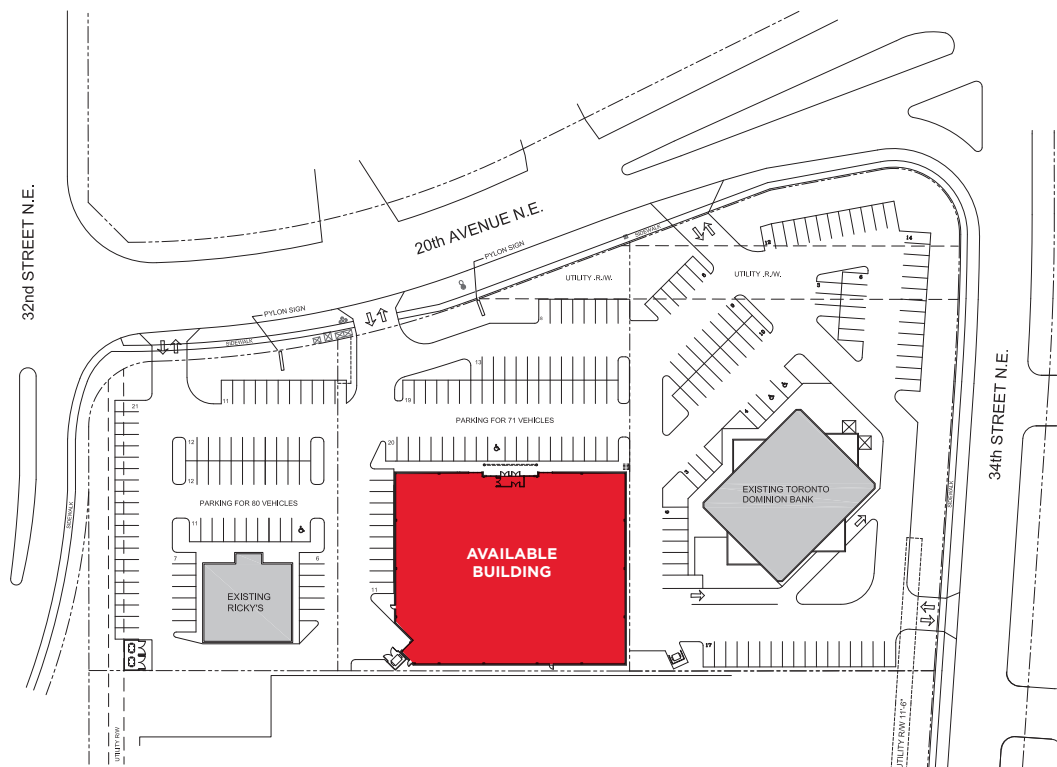
DEMOGRAPHICS

	1KM	3KM	5KM
AVERAGE HOUSEHOLD INCOME	\$92,267.56	\$90,992.53	\$94,455.71
TOTAL DAYTIME POPULATION	13,499	103,421	235,831

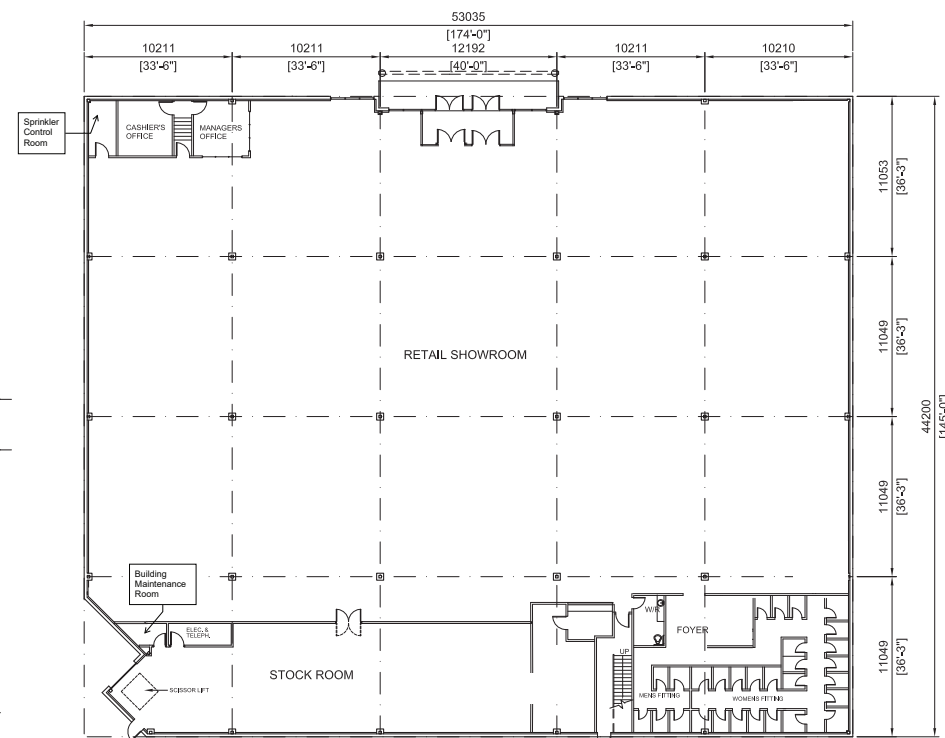


FLOOR PLANS

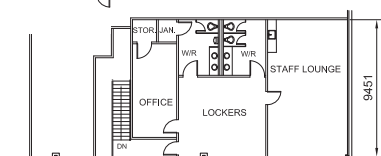
SITE PLAN



MAIN FLOOR RETAIL



MEZZANINE



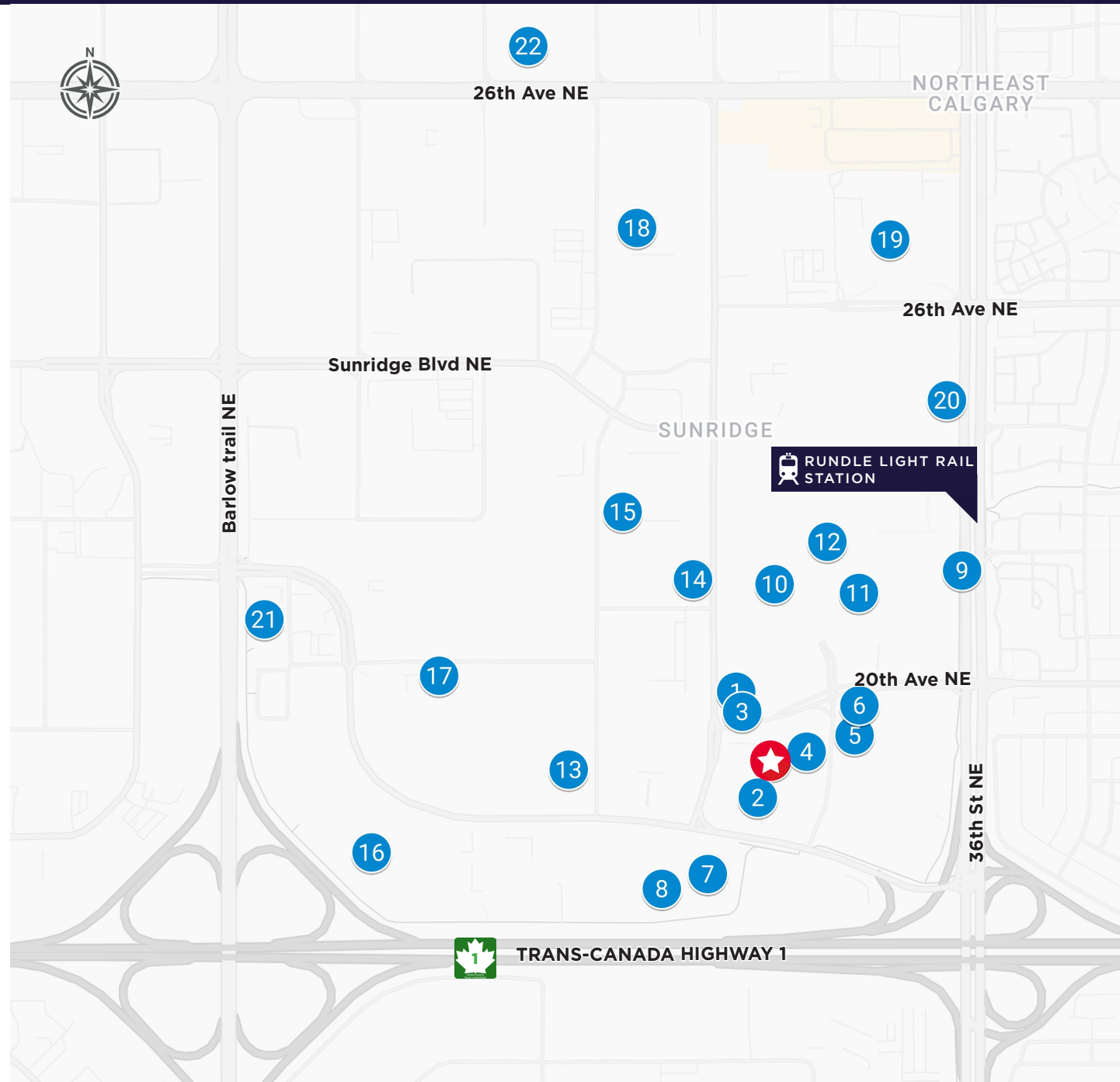
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NEARBY AMENITIES

AMENITIES

- 1 Party City
- 2 Seafood City Supermarket
- 3 Skechers Warehouse Outlet
- 4 TD Branch and ATM
- 5 Barburrito
- 6 Popeyes Louisiana Kitchen
- 7 Lucky Supermarket
- 8 Homesense
- 9 Suzy Shier
- 10 Winners
- 11 Daily Fresh Produce
- 12 Fit4Less
- 13 Lifemark Sunridge
- 14 BMO Bank of Montreal
- 15 Cineplex Odeon Sunridge
- 16 Spectrum Cinemas
- 17 Rona+ Sunridge Way NE
- 18 Canadian Appliance Source Calgary
- 19 Costco Wholesale
- 20 Peter Lougheed Centre
- 21 Petro-Canada & Car Wash
- 22 Tim Hortons

 **3351 20th Ave NE**





PLEASE CONTACT US FOR MORE INFORMATION:

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