

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

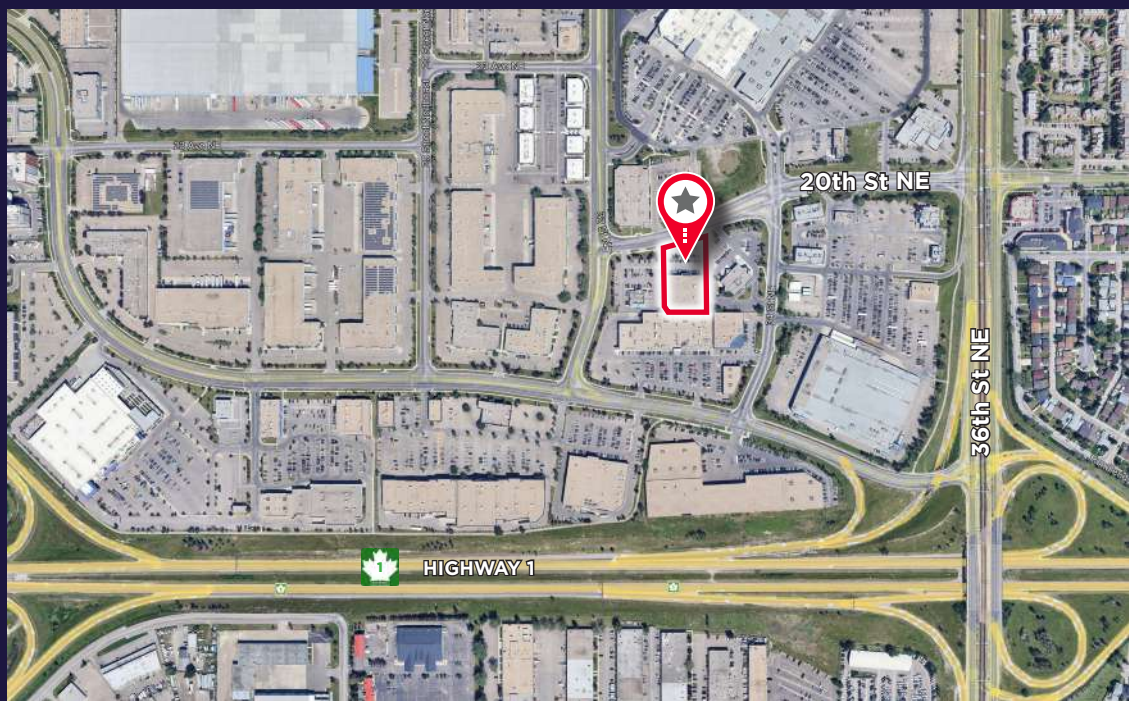
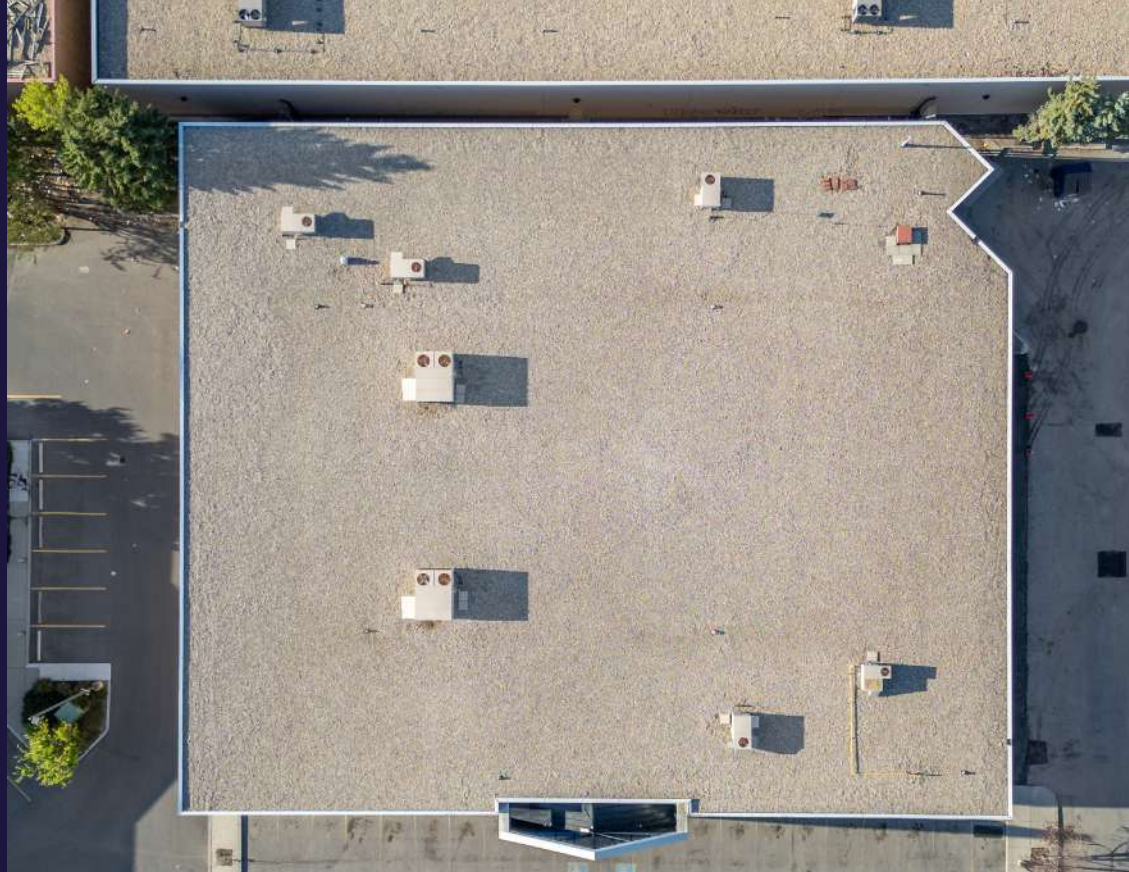
MAIN FLOOR RETAIL	25,000 SF
MEZZANINE	1,500 SF
<b>TOTAL SF</b>	<b>26,500 SF</b>
<b>LAND AREA</b>	<b>1.42 Acres</b>

## 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



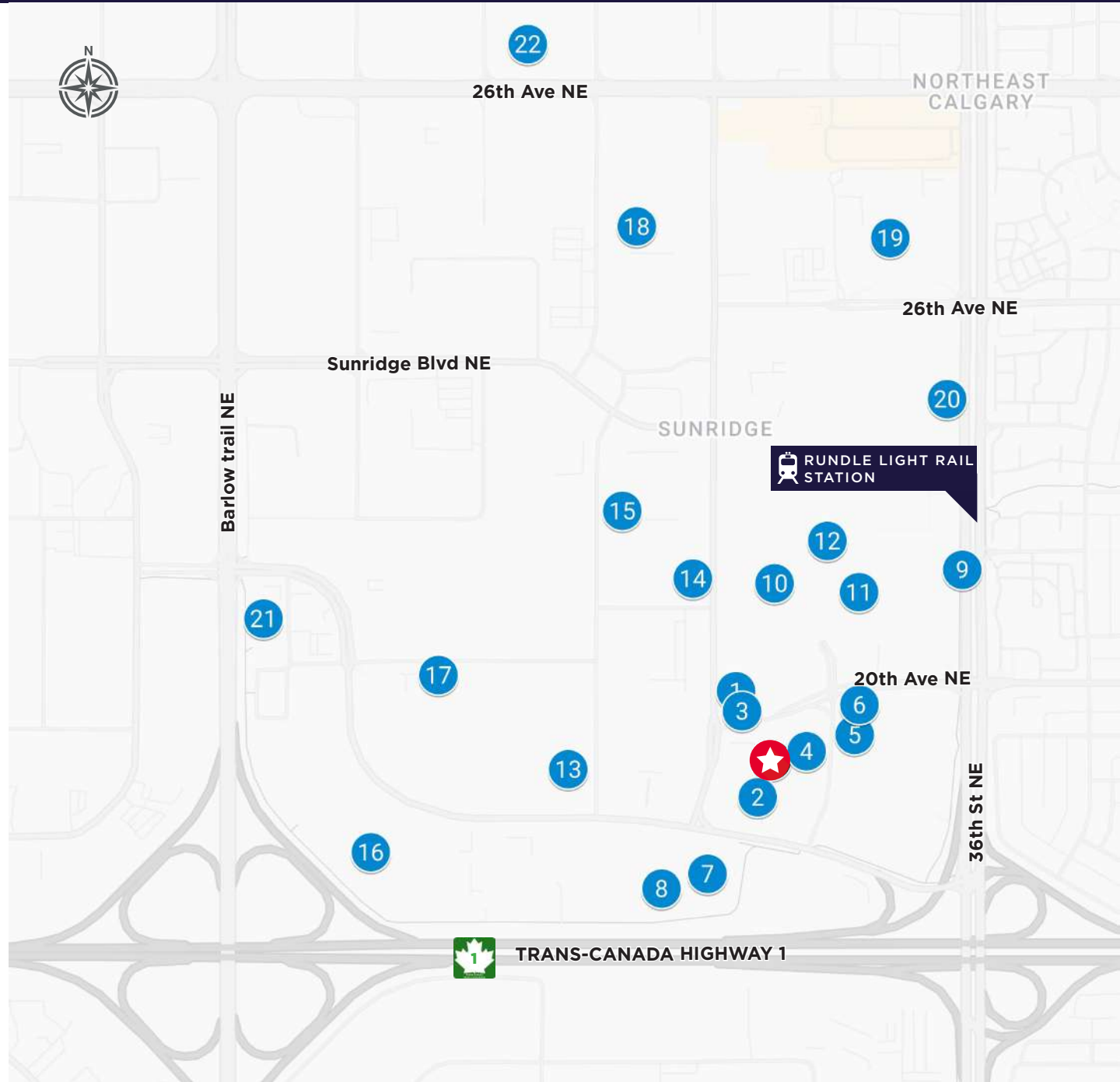


# NEARBY AMENITIES

## 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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