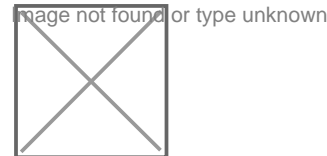


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3115, 6520 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
21071


MLS ID:
A2052609

\$464,000



 **JAY WALIA**
 (403) 216-1600

 RE/MAX REAL ESTATE (CENTRAL)
 403-216-1600

 3115, 6520 36 Street NE, Calgary , Alberta T3J 2L3

| | | |
|--|---|------------------------------------|
| Transaction Type For Sale | Days On Market 457 | Zoning I-B f0.5 |
| Subdivision Saddleridge Industrial | Year Built 2019 | Structure Type Mixed Use |
| Property Type Commercial | Property Sub Type Mixed Use | Legal Plan 2011294 |
| Building Area (Sq. Ft.) 1429.45 | Building Area (Sq. M.) 132.80 | Inclusions N/A |
| Restrictions Call Lister | Reports None | |

Welcome To #3115-6520 36 Street NE Metro Mall conveniently located off BUSY 36 ST NE leading to the Airport Tunnel. These modern units are available for possession immediately. This trendy building offers a range of mixed-use opportunities from Retail, Office, to Light Industrial, and is perfect for businesses looking for ample space to thrive.. All units are single title and can be sold individually. Located just a few minutes drive from the Calgary International Airport and within walking distance to the LRT, this unit is highly accessible and conveniently situated. The building comes with ample parking spaces for both customers and employees, providing ease of access and convenience to all. The unit's I-B zoning also makes it ideal for a wide range of uses, such as medical facilities, exercise and fitness studios, yoga studios, financial services, child care facilities, restaurants and bars, and even post-secondary institutions (subject to city approvals)

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