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2135, 6520 36 STREET NE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
22792


MLS ID:
A2089597

\$425,000



 **STAN SANDHU**
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 2135, 6520 36 Street NE, Calgary , Alberta T3J 4C8

Transaction Type For Sale	Days On Market 310	Zoning I-B f0.5
Subdivision Saddleridge Industrial	Building Type Commercial Mix	Year Built 2019
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2011294	Building Area (Sq. Ft.) 1512.00	Building Area (Sq. M.) 140.47
Lot Size (Sq. Ft.) 176418	Lot Size (Acres) 4.05	Heating Forced Air,Natural Gas
Lot Features Back Lane,Near Shopping Center,Landscaped,Near Golf Course,Near Public Transit,Paved	Access to Property Airport Nearby,Direct Access,Major Shopping Center,Paved Lane	Inclusions N/A
Restrictions Call Lister	Reports Other Documents,Title	

COURT ORDERED SALE: Industrial Business (I-B) zoned unit is available directly adjacent to YYC International Airport. This property features a variety of mixed-use opportunities from Retail, Office, and Light Industrial, this unit has direct exposure to 36 Street facing Calgary International Airport. Warehouse includes a very high clearance and also has an accessible drive-in loading bay with rear access. Option to build a 2nd floor mezzanine if all approvals and requirements are granted as per the City of Calgary. The building is within walking distance of the LRT, five-minute drive to Calgary International Airport, ample parking spaces, etc. Ideal uses include – health care service, convenience store, financial institution, library, print centre, child care, small drinking establishment, fitness centre, retail and consumer service, and much more! Please review the City of Calgary Land Use Bylaw for more details. Quick access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. This unit is currently tenant occupied.

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