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## 3180, 6520 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
24099


**MLS ID:**  
A2108008

**\$462,105**



 **JAY WALIA**  
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 RE/MAX Real Estate (Central)  
 403-216-1600

 3180, 6520 36 Street NE, Calgary , Alberta T3J 2L3

|  |  |                                     |
|--|--|-------------------------------------|
| <b>Transaction Type</b><br>For Sale          | <b>Days On Market</b><br>198             | <b>Zoning</b><br>I-B f0.5           |
| <b>Subdivision</b><br>Saddleridge Industrial | <b>Year Built</b><br>2019                | <b>Structure Type</b><br>Industrial |
| <b>Property Type</b><br>Commercial           | <b>Property Sub Type</b><br>Industrial   | <b>Legal Plan</b><br>2011294        |
| <b>Building Area (Sq. Ft.)</b><br>15790.79   | <b>Building Area (Sq. M.)</b><br>1467.00 | <b>Inclusions</b><br>NONE           |
| <b>Restrictions</b><br>Call Lister           | <b>Reports</b><br>None                   |                                     |

UNIT NEXT DOOR ALSO AVAILABLE Welcome To #3180 6520 36 Street NE (1467 SELLABLE SQUARE FEET)Unit next door is also available which is also 1467 SQFT. This unit has 1 OVERHEAD DOOR great for trucks these units are great for personal or investment purpose as there is a demand for units with overhead doors. Metro Mall is 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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