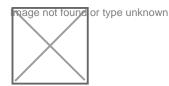


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3120, 6520 36 STREET NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 24652

MLS ID: A2116942

\$25



△ EDITH IBOJIE

(403) 282-7770

■ MaxWell Capital Realty

**403-282-7770** 

rM1

3120, 6520 36 Street NE, Calgary, Alberta T3J 2L3

**Transaction Type** 

For Lease

**Days On Market** 

25.00

\_0.0

Lease Frequency

Annually

**Zoning** I-B f0.5

158

Subdivision

Lease Amount

Saddleridge Industrial

**Building Type** 

Commercial Mix,Condo Complex,Mixed

Use,Office Building,Retail

Year Built

2019

Structure Type

Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 2011294

Building Area (Sq. Ft.)

1429.00

Building Area (Sq. M.)

132.76

Inclusions

N/A

Restrictions

Airspace Restriction, Architectural

Guidelines

Reports

None

• Located within Metro Mall on the bustling 36 Street NE • Conveniently situated just minutes from the Calgary Airport, residential areas, Superstore, and numerous hotels, as well as quick and easy access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. • Metro Mall boasts over 100 shared parking stalls for added convenience • The I-B zoning serves a diverse range of potential Permitted and Discretionary uses, including: • Health Care Services • Catering Services • Computer Games Facilities • Convenience Food Stores • Financial Institutions • General Industrial endeavors • Instructional Facilities • Offices • Radio/Television operations • Child Care, • Conference and Event Facilities, • Drinking Establishments • Fitness Centers • Indoor Recreation Facilities • Learning Institutions, • Retail and Consumer Services • Vehicle Rentals, Food Services, Restaurants, and MANY MORE All uses are subject to City approval.

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