

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.

## 2145, 6520 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25871


**MLS ID:**  
A2144089

**\$475,000**



 **DANIYAL NASIRI**  
 (587) 434-7763

 MaxWell Canyon Creek  
 403-278-8899

 2145, 6520 36 Street NE, Calgary , Alberta T3J 2L3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 66
<b>Zoning</b> I-B f0.5	<b>Subdivision</b> Saddleridge Industrial	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building,Retail
<b>Year Built</b> 2019	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2011294	<b>Building Area (Sq. Ft.)</b> 1521.00
<b>Building Area (Sq. M.)</b> 141.30	<b>Footprint (Sq. Ft.)</b> 1521	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Opportunity to own an Industrial Business (I-B) zoned unit directly adjacent to Calgary International Airport (YYC). Located at #2145 6520 35 Street NE, this unit offers 1,521 sq. ft. of building space plus an additional 500 sq. ft. mezzanine. It features mixed-use opportunities, including retail, office, and light industrial. The unit has great exposure to 36 Street, facing the airport, and has a very high clearance with an accessible drive-in loading bay with rear access. Metro Malls is on a busy street leading to the Airport Tunnel, within walking distance to the LRT, and just a five-minute drive to Calgary International Airport. There is ample parking available. Ideal uses include medical services, fitness studios, yoga studios, financial services, child care facilities, restaurants/bars, small drinking establishments, libraries, print centers, convenience stores, and post-secondary institutions. Quick access to major roads: Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. Please review the City of Calgary Land Use Bylaw for more details. This unit is currently tenant-occupied.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.