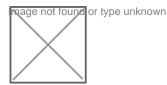


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2145, 6520 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 25871

MLS ID: A2144089

\$475,000



A DANIYAL NASIRI

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rM1

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

66

Zoning I-B f0.5

Subdivision

Saddleridge Industrial

Building Type

Commercial Mix, Mixed Use, Office

Building,Retail

Year Built

2019

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

2011294

Building Area (Sq. Ft.)

1521.00

Building Area (Sq. M.)

141.30

Footprint (Sq. Ft.)

1521

Inclusions

None

Restrictions Reports None Known 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.

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