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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



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 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 None Known	Reports 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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