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2133 36 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26908


MLS ID:
A2180196

\$33



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 2133 36 Street NE, Calgary , Alberta T1Y 5S3

Transaction Type For Lease	Days On Market 70	Lease Amount 33.00
Lease Frequency Annually	Subdivision Sunridge	Building Type Major Shopping,Retail,Shopping Centre,Street Level Storefront
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 4013.00	Building Area (Sq. M.) 372.82
Construction Type Mixed	Roof Flat Torch Membrane	Foundation Poured Concrete
Heating Natural Gas	Inclusions NA	Restrictions None Known
Reports Building Plans		

Prime location with direct exposure to high-traffic 36th Street NE, adjacent to Sunridge Mall, Situated amongst established tenants including AMA, Sunridge Diagnostic Imaging, Sunridge Vet, and Value Buds. • Extensively built out as a diagnostic imaging clinic. • Current tenant is relocating to a larger space on the East storefront, creating an opportunity for new tenants. • Existing improvements are suitable for various medical, quasi-medical, or personal service businesses. • High visibility with prominent fascia, pylon, and rotating cube signage available, ensuring excellent exposure to passing traffic. • Shadow-anchored by the bustling Sunridge Mall, driving more foot traffic to the area. • Ideal for businesses looking to capitalize on high exposure, Sunridge Commercial district, dense residential population and easy access to other medical and retail services. This prime location offers a unique opportunity for a new tenant to establish or expand their business in a thriving community.

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