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3135, 6520 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta



Listing ID:
27131


MLS ID:
A2184053

\$1,159,515



 **JAY WALIA**
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 RE/MAX Real Estate (Central)
 403-216-1600

 3135, 6520 36 Street NE, Calgary , Alberta T3J 2L3

Transaction Type For Sale	Days On Market 42	Zoning I-B f0.5
Subdivision Saddleridge Industrial	Year Built 2019	Structure Type Industrial
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2011294
Building Area (Sq. Ft.) 39622.28	Building Area (Sq. M.) 3681.00	Inclusions NA
Restrictions Call Lister	Reports None	

Welcome To #3135-6520 36 Street NE Metro Mall BOOSTING 3681 sellable SQFT can add additional 1-4 more units 2200-10,000 sqft can be added (as partition walls will be installed prior to possession. This unit is conveniently located off BUSY 36 ST NE leading to the Airport Tunnel. These modern units are available for possession immediately. This trendy building offers a range of mixed-use opportunities from Retail, Office, to Light Industrial, and is perfect for businesses looking for ample space to thrive.. All units are single title and can be sold individually. Located just a few minutes drive from the Calgary International Airport and within walking distance to the LRT, this unit is highly accessible and conveniently situated. The building comes with ample parking spaces for both customers and employees, providing ease of access and convenience to all. The unit's I-B zoning also makes it ideal for a wide range of uses, such as medical facilities, exercise and fitness studios, yoga studios, financial services, child care facilities, restaurants and bars, and even post-secondary institutions (subject to city approvals)

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