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## 3120, 6520 36 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
27947


**MLS ID:**  
A2116942

**\$19**



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 3120, 6520 36 Street NE, Calgary , Alberta T3J 2L3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 310	<b>Lease Amount</b> 19.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Zoning</b> I-B f0.5
<b>Subdivision</b> Saddleridge Industrial	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail	<b>Year Built</b> 2019
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 2011294	<b>Building Area (Sq. Ft.)</b> 1429.00	<b>Building Area (Sq. M.)</b> 132.76
<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction,Architectural Guidelines	<b>Reports</b> None

• Located within Metro Mall on the bustling 36 Street NE • Conveniently situated just minutes from the Calgary Airport, residential areas, Superstore, and numerous hotels, as well as quick and easy access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. • Metro Mall boasts over 100 shared parking stalls for added convenience • The I-B zoning serves a diverse range of potential Permitted and Discretionary uses, including: • Health Care Services, Catering Services, Computer Games Facilities, Convenience Food Stores, Financial Institutions, General Industrial endeavors, Instructional Facilities, Offices, Radio/Television operations, Child Care, Conference and Event Facilities, Drinking Establishments, Fitness Centers, Indoor Recreation, Facilities, Learning Institutions, Retail and Consumer Services, Vehicle Rentals, Food Services, Restaurants, and MANY MORE. All uses are subject to City approval. Base Rent/year: \$27151 (Base rent: \$19/sq ft/year. Size: 1429 sq ft) Current Op Costs: Condo fees: \$325/month = \$3900/year, Property tax 2024: \$9742. Total Monthly rent \$3399 = \$2262.58 (base) + 1136.84 Utilities NOT included

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