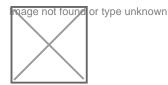


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3120, 6520 36 STREET NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 27947

**MLS ID:** A2116942

**\$19** 



 $\stackrel{\circ}{-}$  EDITH IBOJIE

(403) 282-7770

■ MaxWell Capital Realty

**403-282-7770** 

rM1

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

Transaction Type Days On Market Lease Amount

For Lease 310 19.00

Lease FrequencyLease TermZoningAnnuallyNegotiableI-B f0.5

...,

Subdivision
Saddleridge Industrial

Building Type
Commercial Mix,Condo Complex,Mixed
Use,Office Building,Retail

Year Built
2019

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2011294 1429.00 132.76

Inclusions
N/A

Restrictions
Airspace Restriction,Architectural
Guidelines

Reports
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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