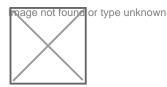


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3235, 6520 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

30173

MLS ID: A2211560

\$1,228,500



[△] JAY WALIA

(403) 247-5178

RE/MAX Real Estate (Central)

403-216-1600

r<u>P</u>ri

3235, 6520 36 Street NE, Calgary , Alberta T3J 4C8

Transaction Type

For Sale

Days On Market

52

Zoning I-B f0.5

Subdivision

Saddleridge Industrial

Year Built

Structure Type

2019

Industrial

Property Type

Mixed Use

Legal Plan

Commercial

2011294

Building Area (Sq. Ft.)

3900.00

Building Area (Sq. M.)

Property Sub Type

362.32

Inclusions

NA

Restrictions See Remarks Reports None

Welcome To #3235-6520 36 Street NE located UPSTAIRS at the Metro Mall BOOSTING 3900 sellable SQFT. 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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