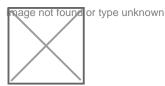


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10680 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30734

MLS ID: A2224442

\$1,350,000



- **△** GUNJIT KUMAR
- **2** (587) 439-3313
- ☑ Coldwell Banker YAD Realty
- **3** 587-897-4141
- 10680 36 Street NE, Calgary , Alberta T3J4E3

Transaction Type

For Sale

Days On Market

Zoning DC

Subdivision

Stoney 3

Structure Type

Property Type Commercial

Property Sub Type

Legal Plan 1811949

56

None

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Business

Inclusions

N/A

Restrictions
None Known

Reports

Aerial Photos, Building Plans

LOCATION, LOCATION!! Don't miss the golden opportunity to own a large size 3,000+/- sqft Commercial bay in a highly desirable community, direct access to 36ST NE, adjacent to YYC Calgary Airport. It offers a versatile space ideal for various business types, like a restaurant, Barber Shop, Convenience store, physiotherapist/Chiropractor, commercial storage, or another local venture, this spot provides an excellent opportunity for growth. Options to build a 2nd floor mezzanine allowed. Please review the city of Calgary Land Use Bylaw for more details. Quick access to Metis Trail, Deerfoot Trail, and Stoney Trail. Bays are currently under construction and will be available for possession by January 2026.

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