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## 10680 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32403

**MLS ID:**  
A2262310

**\$1,350,000**



 **GUNJIT KUMAR**  
 (587) 439-3313

 Coldwell Banker YAD Realty  
 587-897-4141

 10680 36 Street NE, Calgary , Alberta T3J4E3

**Transaction Type**

For Sale

**Days On Market**

9

**Zoning**

DC

**Subdivision**

Stoney 3

**Year Built**

2026

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1811949

**Building Area (Sq. Ft.)**

3000.00

**Building Area (Sq. M.)**

278.71

**Construction Type**

Concrete,Metal Frame

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Aerial Photos,Site 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. Possession Date may vary.

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