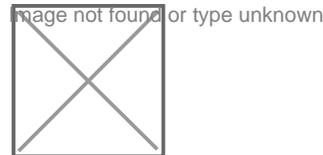


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1160, 6520 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33264

MLS ID:
A2274231

\$799,900



 **PIYUSH GIRDHAR**
 (403) 590-8595

 Royal LePage METRO
 403-400-0000

 1160, 6520 36 Street NE, Calgary , Alberta T3J2L3

Transaction Type For Sale	Days On Market 74	Zoning I-B f0.5
Subdivision Saddleridge Industrial	Year Built 2019	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2011294
Building Area (Sq. Ft.) 1455.00	Building Area (Sq. M.) 135.17	Inclusions None
Restrictions Call Lister	Reports Call Lister	

Excellent opportunity to own a fully developed, income-producing commercial unit with approx. 2,650 sq. ft. of finished space. The main floor front office (450+ sq. ft.) is leased to a travel agency for \$1,800/month, providing immediate rental income. The rear main floor (950 sq. ft.) is currently operated as a high-end ladies' salon; the seller is willing to remove salon equipment if the buyer prefers a vacant space. The second floor is fully developed and used as a training academy for men's and ladies' hair services. The owner is interested in renting back the upper level at current market rates—offering a great tenant for investors. The rear entry features a glass door modification while maintaining the original overhead door for added security. Please do not approach tenants or staff. Showings by appointment only.

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