



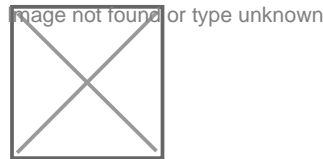
Generated:
Apr 3, 2026, 17:50:17

Regional Contact

Georgina Sharpe 403-336-6564 develop@nanton.ca Visit Website

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.

201, 6036 3 STREET SW FOR LEASE



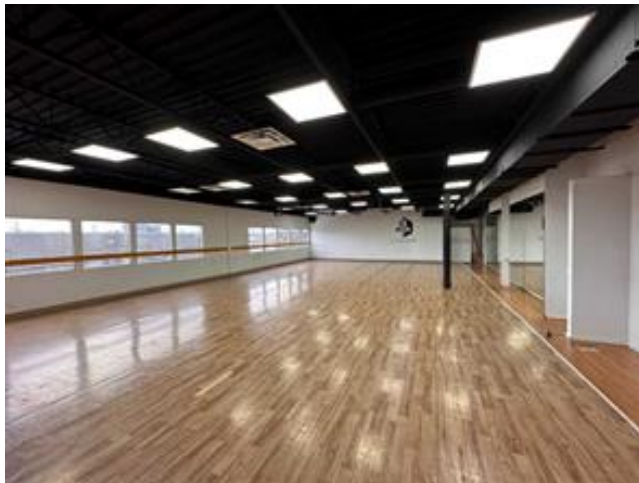
Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34570

MLS ID:
A2296402

\$16



BENNETT EDWARDSON
 (403) 973-0238

Manchester Properties Inc.
 403-212-5375

201, 6036 3 Street SW, Calgary , Alberta T2H0H9

Transaction Type For Lease	Days On Market 9	Lease Amount 16.00
Lease Frequency Annually	Subdivision Manchester Industrial	Building Type Mixed Use,Office Building,Retail
Year Built 1977	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 3171.00	Building Area (Sq. M.) 294.59
Inclusions N/A	Restrictions Landlord Approval	Reports Floor Plans

3,171 Sq. Ft. Fitness training space on the second floor of Seefried Plaza. 6036 3 Street SW - Unit 201. Located just a short walk from the Chinook LRT station and Chinook mall. The space has a training area, spectator area, two private offices and two change rooms with showers, sinks and toilets. There are common bathrooms for the building located down the hall. Ideal for martial arts (boxing, wrestling, kickboxing, etc...), dance studio OR another similar use. There is unassigned parking at the front of the building and street parking on 3 Street SW.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.