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## 9, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34839


**MLS ID:**  
A2301042

**\$1,012,320**



 **PIPAN KUMAR**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 9, 615 36 Street NE, Calgary , Alberta T2A 4W3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 16	<b>Zoning</b> I-C
<b>Subdivision</b> Franklin	<b>Year Built</b> 1974	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 7410806
<b>Building Area (Sq. Ft.)</b> 1480.00	<b>Building Area (Sq. M.)</b> 137.50	<b>Construction Type</b> Concrete
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> Site Plans

Welcome to Station 36! Presenting a ±1,480 sq. ft. retail condo unit ideal for a psychiatry/psychology clinic, located in a soon-to-be fully renovated strip mall in NE Calgary. The entire building is being gutted and converted into brand new retail condos, offering an excellent opportunity for both owner-users and investors. Situated along a busy corridor with great exposure, this high-visibility location is just a 5-minute walk to the LRT station, providing strong accessibility for patients and staff. Surrounded by established residential communities and complementary businesses, the area ensures consistent traffic and long-term growth potential. Estimated possession March 2027.

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