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1180, 6520 36 STREET NE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34874


MLS ID:
A2300874

\$525,000



 **ARUN KAUSHAL**
 (403) 618-2112

 Prep Realty Inc.
 403-270-4682

 1180, 6520 36 Street NE, Calgary , Alberta T3J 2L3

Transaction Type For Sale	Days On Market 14	Zoning I-B f0.5
Subdivision Saddleridge Industrial	Year Built 2019	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2011294
Building Area (Sq. Ft.) 1467.00	Building Area (Sq. M.) 136.29	Inclusions NA
Restrictions None Known	Reports None	

Welcome to this versatile 1,467 SQFT light industrial bay ideally located along busy 36 Street NE. Zoned I-B (Industrial – Business), this unit offers exceptional flexibility, accommodating a wide range of uses including retail, office, and light industrial operations. Featuring a convenient overhead garage door, this space is perfectly suited for businesses requiring efficient loading and unloading. The functional layout maximizes usability, making it ideal for both established businesses and growing enterprises. Strategically positioned with easy access to major highways and the Calgary International Airport, this location ensures seamless connectivity for clients, staff, and logistics. Surrounded by key amenities, retail hubs, and high traffic exposure, it provides the visibility and convenience every business needs. Enjoy the added benefit of ample on-site parking, enhancing accessibility for customers and employees alike. An outstanding opportunity to establish or expand your business in one of NE Calgary's most sought-after commercial corridors.

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