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5, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35233


MLS ID:
A2310632

\$793,939.44



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

 Century 21 Bravo Realty
 403-250-2882

 5, 615 36 Street NE, Calgary , Alberta T2A 4W3

Transaction Type For Sale	Days On Market 1	Zoning I-C
Subdivision Franklin	Year Built 1974	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 7410806
Building Area (Sq. Ft.) 1136.00	Building Area (Sq. M.) 105.54	Construction Type Concrete
Inclusions N/A	Restrictions Board Approval	Reports Building Plans,Floor Plans,Site Plans

Welcome to Station 36! Presenting a ±1136 sq. ft. for a Retail Condo Unit for sale, perfect for a Barber Shop. Located in a soon to be fully renovated commercial centre in Calgary. The entire building will be converted into brand new Medical and Retail Condo units for Sale. Great and rare opportunity for owner-users/investors. Located on one of the busiest major roads in Calgary with over 35,000 VPD. Great exposure to the LRT station which is 30 seconds away. Surrounded by established residential communities and complementary businesses, this location ensures consistent traffic and long-term growth potential. Estimated possession March 2027.

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