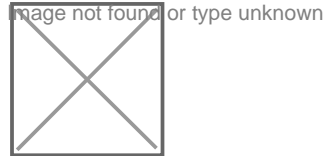


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3120, 6520 36 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
24652


MLS ID:
A2116942

\$25



 **EDITH IBOJIE**
 (403) 282-7770

 MaxWell Capital Realty
 403-282-7770

 3120, 6520 36 Street NE, Calgary , Alberta T3J 2L3

Transaction Type For Lease	Days On Market 158	Lease Amount 25.00
Lease Frequency Annually	Zoning I-B f0.5	Subdivision Saddleridge Industrial
Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail	Year Built 2019	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2011294
Building Area (Sq. Ft.) 1429.00	Building Area (Sq. M.) 132.76	Inclusions N/A
Restrictions Airspace Restriction,Architectural Guidelines	Reports None	

• Located within Metro Mall on the bustling 36 Street NE • Conveniently situated just minutes from the Calgary Airport, residential areas, Superstore, and numerous hotels, as well as quick and easy access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. • Metro Mall boasts over 100 shared parking stalls for added convenience • The I-B zoning serves a diverse range of potential Permitted and Discretionary uses, including: • Health Care Services • Catering Services • Computer Games Facilities • Convenience Food Stores • Financial Institutions • General Industrial endeavors • Instructional Facilities • Offices • Radio/Television operations • Child Care, • Conference and Event Facilities, • Drinking Establishments • Fitness Centers • Indoor Recreation Facilities • Learning Institutions, • Retail and Consumer Services • Vehicle Rentals, Food Services, Restaurants, and MANY MORE All uses are subject to City approval.

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