

\$3,913,000 - 3135,3140,3145,3150,3155, 6520 36 Street Ne, Calgary

MLS® #A2084740

\$3,913,000

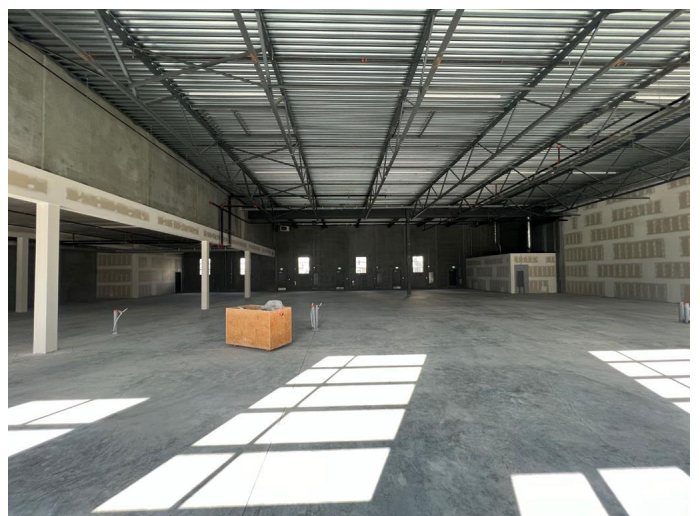
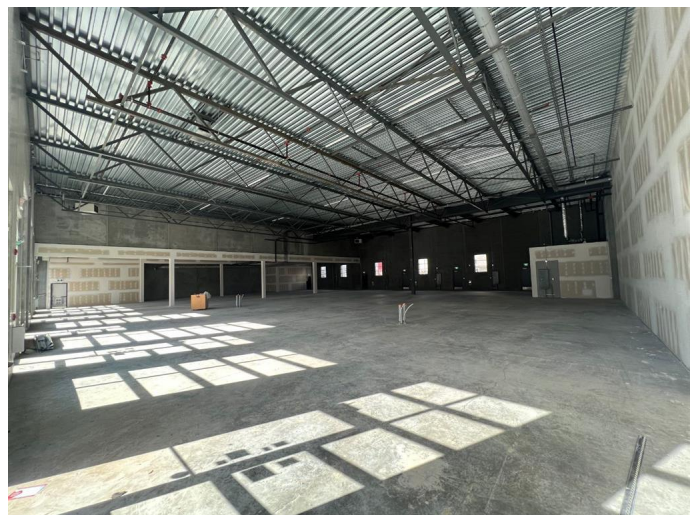
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

These brand-new, unused units encompass a total of 12,422 square feet of sellable space (1 big overhead door can be added to these units) with over 100 common shared parking stalls these units offer numerous exciting business possibilities. Situated just off bustling 36 Street NE, this property is conveniently located minutes away from the Calgary Airport, residential areas, Superstore, and a plethora of hotels. These units are classified under the I-B zoning, permitting a wide range of potential uses, including but not limited to Health Care Services, Catering Services, Computer Games Facilities, Convenience Food Stores, Financial Institutions, General Industrial endeavors, Instructional Facilities, Offices, Radio/Television operations, and Discretionary Services such as 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 Breweries. Please note that all uses are subject to approval by the city, and other uses may be considered pending application and city approval.

Built in 2019

Essential Information



MLS® #	A2084740
Price	\$3,913,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	3135,3140,3145,3150,3155, 6520 36 Street Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4C8

Additional Information

Date Listed	October 2nd, 2023
Days on Market	529
Zoning	I-B

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.