

3135,3140,3145,3150,3155, 6520 36 Street NE  
Calgary, Alberta

MLS # A2084740

## \$3,913,000



**Division:** Saddleridge Industrial

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,422 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

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.