# \$691,740 - 3140, 6520 36 Street Ne, Calgary

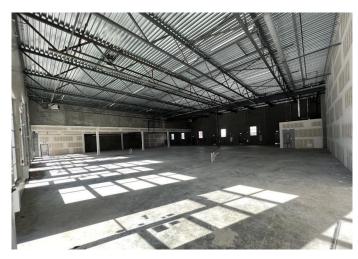
MLS® #A2231299

### \$691,740

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

Welcome To #3140-6520 36 Street NE Metro Mall BOOSTING 2196 sellable SQFT can add additional 1-4 more units 2200-8000 sqft can be added (as partition walls will be installed prior to possession. This unit is conveniently located off BUSY 36 ST NE leading to the Airport Tunnel. These modern units are available for possession immediately. This trendy building offers a range of mixed-use opportunities from Retail, Office, to Light Industrial, and is perfect for businesses looking for ample space to thrive.. All units are single title and can be sold individually. Located just a few minutes drive from the Calgary International Airport and within walking distance to the LRT, this unit is highly accessible and conveniently situated. The building comes with ample parking spaces for both customers and employees, providing ease of access and convenience to all. The unit's I-B zoning also makes it ideal for a wide range of uses, such as medical facilities, exercise and fitness studios, yoga studios, financial services, child care facilities, restaurants and bars, and even post-secondary institutions (subject to city approvals)







Built in 2019

#### **Essential Information**

MLS® # A2231299 Price \$691,740 Bathrooms 0.00 Acres 0.00 Year Built 2019

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 3140, 6520 36 Street Ne Subdivision Saddleridge Industrial

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2L3

#### **Additional Information**

Date Listed June 15th, 2025

Days on Market 123

Zoning I-B f0.5

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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.