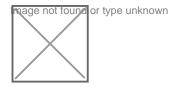


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10680 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32403

MLS ID: A2262310

\$1,350,000



- **△** GUNJIT KUMAR
- **2** (587) 439-3313
- □ Coldwell Banker YAD Realty
- **3** 587-897-4141
- 10680 36 Street NE, Calgary , Alberta T3J4E3

**Transaction Type** 

For Sale

Stoney 3

**Days On Market** 

DC

Zoning

Year Built

2026

22

Other

**Property Type** 

Subdivision

Commercial

**Property Sub Type** 

Industrial

Legal Plan 1811949

Structure Type

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

**Construction Type** Concrete, Metal Frame

Inclusions

N/A

Restrictions

Reports

None Known

Aerial Photos, Site Plans

LOCATION, LOCATION!! Don't miss the golden opportunity to own a large size 3,000+/- sqft Commercial bay in a highly desirable community, direct access to 36ST NE, adjacent to YYC Calgary Airport. It offers a versatile space ideal for various business types, like a restaurant, Barber Shop, Convenience store, physiotherapist/Chiropractor, commercial storage, or another local venture, this spot provides an excellent opportunity for growth. Options to build a 2nd floor mezzanine allowed. Please review the city of Calgary Land Use Bylaw for more details. Quick access to Metis Trail, Deerfoot Trail, and Stoney Trail. Bays are currently under construction and will be available for possession by January 2026. Possession Date may vary.

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