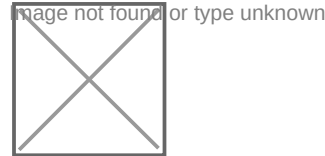


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (587) 439-3313

 Coldwell Banker YAD Realty
 587-897-4141

 10680 36 Street NE, Calgary , Alberta T3J4E3

Transaction Type

For Sale

Days On Market

83

Zoning

DC

Subdivision

Stoney 3

Year Built

2026

Structure Type

Other

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1811949

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Construction Type

Concrete,Metal Frame

Inclusions

N/A

Restrictions

None Known

Reports

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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