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1160, 6520 36 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33264


MLS ID:
A2274231

\$799,900



 **PIYUSH GIRDHAR**
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 Royal LePage METRO
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 1160, 6520 36 Street NE, Calgary , Alberta T3J2L3

Transaction Type For Sale	Days On Market 1	Zoning I-B f0.5
Subdivision Saddleridge Industrial	Year Built 2019	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2011294
Building Area (Sq. Ft.) 1455.00	Building Area (Sq. M.) 135.17	Inclusions None
Restrictions Call Lister	Reports Call Lister	

Excellent opportunity to own a fully developed, income-producing commercial unit with approx. 2,650 sq. ft. of finished space. The main floor front office (450+ sq. ft.) is leased to a travel agency for \$1,800/month, providing immediate rental income. The rear main floor (950 sq. ft.) is currently operated as a high-end ladies' salon; the seller is willing to remove salon equipment if the buyer prefers a vacant space. The second floor is fully developed and used as a training academy for men's and ladies' hair services. The owner is interested in renting back the upper level at current market rates—offering a great tenant for investors. The rear entry features a glass door modification while maintaining the original overhead door for added security. Please do not approach tenants or staff. Showings by appointment only.

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