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110, 6600 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
33684

MLS ID:
A2280910

\$609,900



 **VIRAL PATEL**
 (403) 464-4329

 Coldwell Banker YAD Realty
 587-897-4141

 110, 6600 36 Street NE, Calgary , Alberta T3J4C8

Transaction Type For Sale	Days On Market 89	Zoning I-B
Subdivision Saddleridge Industrial	Year Built 2020	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2110666
Building Area (Sq. Ft.) 1495.00	Building Area (Sq. M.) 138.89	Inclusions n/a
Restrictions See Remarks	Reports Condo/Strata Bylaws	

Welcome to this exceptional opportunity shared parking lot with Radisson Hotel this 1495 SQFT sellable SQFT Industrial Business (I-B) zoned Building is just off the main road 36 STREET NE which leads to the Airport Tunnel. Located in the thriving NE Calgary, adjacent to the Calgary International Airport. 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). This prime location provides quick access to major transportation routes such as Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail, making it highly accessible to clients and customers from all over the city. The surrounding area is also home to a pool of 7 hotels, including the Radisson Hotel, Holiday Inn, Courtyard by Marriott, Residence Inn, Sandman, Sandman Signature, and Hilton Garden, providing ample accommodation options for your business visitors. This listing tax is inaccurate and is not for all units in this listing. Brand New Electric panel and RTU unit installed at property.

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