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## 319 36 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34504

**MLS ID:**  
A2295076

**\$1,499,900**



 **SPENCER TONKINSON**  
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 319 36 Avenue NE, Calgary , Alberta T2E 2L6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 51	<b>Zoning</b> I-R
<b>Subdivision</b> Greenview Industrial Park	<b>Structure Type</b> None	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 5942AD	<b>Building Area (Sq. Ft.)</b> 0.00
<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 28815	<b>Lot Size (Acres)</b> 0.66
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime corner redevelopment site in Greenview Industrial Park. 2,677 sq m (28,815 sq ft / 0.66 acres) I-R zoned industrial land at 319 36 Avenue NE. Excellent corner positioning with alley access at the rear and approximately 250 ft of frontage on 36 Ave for strong visibility and multiple entry points. Land-only parcel with one small existing structure. Chain link fenced yard ready for immediate use. Low carrying costs and minimal building maintenance. Flexible I-R zoning allows warehousing, light manufacturing, major/minor auto service & repair, auto body/paint shops, artist studios, screened outdoor storage, and full redevelopment. Recent 2024 municipal permit confirms site utility. Prime NE Calgary location with direct access to Deerfoot Trail, Centre Street NE, Edmonton Trail, McKnight Blvd., and minutes to the airport. Immediate possession. Ideal for owner-user, investor, or developer seeking flexible industrial land in an established node. Contact for site tour or details.

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