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9, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34839


MLS ID:
A2301042

\$1,012,320



 **PIPAN KUMAR**
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 Century 21 Bravo Realty
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 9, 615 36 Street NE, Calgary , Alberta T2A 4W3

Transaction Type For Sale	Days On Market 1	Zoning I-C
Subdivision Franklin	Year Built 1974	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 7410806
Building Area (Sq. Ft.) 1480.00	Building Area (Sq. M.) 137.50	Construction Type Concrete
Inclusions N/A	Restrictions Board Approval	Reports Site Plans

Welcome to Station 36! Presenting a ±1,480 sq. ft. retail condo unit ideal for a psychiatry/psychology clinic, located in a soon-to-be fully renovated strip mall in NE Calgary. The entire building is being gutted and converted into brand new retail condos, offering an excellent opportunity for both owner-users and investors. Situated along a busy corridor with great exposure, this high-visibility location is just a 5-minute walk to the LRT station, providing strong accessibility for patients and staff. Surrounded by established residential communities and complementary businesses, the area ensures consistent traffic and long-term growth potential. Estimated possession March 2027.

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