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16, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:



35137



MLS ID:


A2308605

\$2,387,461



 **PIPAN KUMAR**
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 Century 21 Bravo Realty
 403-250-2882

 16, 615 36 Street NE , Calgary , Alberta T2A 4W3

Transaction Type For Sale	Days On Market 2	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.) 3979.00	Building Area (Sq. M.) 369.66	Inclusions N/A
Restrictions Board Approval	Reports Site Plans	

Welcome to Station 36! Presenting a ±3,979 sq. ft. Daycare / Education CRU for sale in a soon-to-be fully renovated commercial centre in NE Calgary. This large-format unit is ideal for a daycare, childcare centre, preschool, Montessori school, early learning centre, tutoring centre, after-school program, kids education facility, or other child-focused educational use. The entire building is being gutted and converted into brand new medical and retail CRUs, creating an excellent opportunity for owner-users and investors looking to secure space in a high-demand commercial project. Located on one of Calgary's busiest major roads with over 35,000 vehicles per day and excellent exposure just steps from the LRT station, this site offers strong accessibility for families, staff, and future clients. Surrounded by established residential communities, schools, medical users, retail businesses, and complementary services, this location provides strong long-term growth potential for childcare, daycare, and education-based operators. Estimated possession March 2027.

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