

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#8, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
35138


MLS ID:
A2308614

\$1,012,072.55



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 #8, 615 36 Street NE, Calgary , Alberta T2A 4W3

Transaction Type For Sale	Days On Market 2	Zoning IC
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	Inclusions n/a
Restrictions Board Approval	Reports Site Plans	

Welcome to Station 36! An exceptional opportunity to secure a ±1,480 sq. ft. retail condo unit in a fully revitalized retail development in NE Calgary. This unit is ideally suited for a convenience store, vape shop, or other neighborhood-serving retail uses. The entire strip mall is undergoing a complete transformation—being fully gutted and redeveloped into brand-new retail condominiums, making it a prime opportunity for both owner-users and investors looking to establish themselves in a modern, high-demand retail environment. Strategically positioned along a busy corridor with excellent exposure, the property benefits from strong visibility and accessibility. Located just a 5-minute walk to the LRT station, it offers convenient access for both customers and staff. Surrounded by established residential communities and complementary businesses, the site ensures steady foot traffic and long-term growth potential. Estimated possession: March 2027.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.