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## 5, 615 36 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
35233


**MLS ID:**  
A2310632

**\$793,939.44**



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

 Century 21 Bravo Realty  
 403-250-2882

 5, 615 36 Street NE, Calgary , Alberta T2A 4W3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I-C
<b>Subdivision</b> Franklin	<b>Year Built</b> 1974	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 7410806
<b>Building Area (Sq. Ft.)</b> 1136.00	<b>Building Area (Sq. M.)</b> 105.54	<b>Construction Type</b> Concrete
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> Building Plans,Floor Plans,Site Plans

Welcome to Station 36! Presenting a ±1136 sq. ft. for a Retail Condo Unit for sale, perfect for a Barber Shop. Located in a soon to be fully renovated commercial centre in Calgary. The entire building will be converted into brand new Medical and Retail Condo units for Sale. Great and rare opportunity for owner-users/investors. Located on one of the busiest major roads in Calgary with over 35,000 VPD. Great exposure to the LRT station which is 30 seconds away. Surrounded by established residential communities and complementary businesses, this location ensures consistent traffic and long-term growth potential. Estimated possession March 2027.

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