

2145, 6520 36 Street NE
Calgary, Alberta

MLS # A2144089



\$475,000

Division: Saddleridge Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,521 sq.ft.

Zoning: I-B f0.5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Opportunity to own an Industrial Business (I-B) zoned unit directly adjacent to Calgary International Airport (YYC). Located at #2145 6520 35 Street NE, this unit offers 1,521 sq. ft. of building space plus an additional 500 sq. ft. mezzanine. It features mixed-use opportunities, including retail, office, and light industrial. The unit has great exposure to 36 Street, facing the airport, and has a very high clearance with an accessible drive-in loading bay with rear access. Metro Malls is on a busy street leading to the Airport Tunnel, within walking distance to the LRT, and just a five-minute drive to Calgary International Airport. There is ample parking available. Ideal uses include medical services, fitness studios, yoga studios, financial services, child care facilities, restaurants/bars, small drinking establishments, libraries, print centers, convenience stores, and post-secondary institutions. Quick access to major roads: Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. Please review the City of Calgary Land Use Bylaw for more details. This unit is currently tenant-occupied.