



**GRASSROOTS**  
REALTY GROUP

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10680 36 Street NE  
Calgary, Alberta

MLS # A2280397



**\$1,305,000**

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: DC

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.00 Acres

Lot Feat: -

Commercial bays offering approximately 3,000 &plusmn; sq. ft. per unit within a 25,000+ sq. ft. development on a 2-acre site with direct exposure to 36 Street NE, adjacent to YYC Calgary International Airport. Flexible DC zoning allows for a variety of commercial uses (buyer to verify with the City of Calgary). Multiple bays available. Mezzanine approved up to 40% of main floor area, with option to extend subject to City approvals. Features include 24 ft clear ceiling height, rear drive-in doors, and 84 common parking stalls. The site is designed for 53&rsquo; truck circulation around the building, ideal for users with larger inventory or frequent deliveries. Currently under construction with anticipated possession by end of Q1 2026. Possession dates may vary. Multiple bays available. Mezzanine approved up to 40% of main floor area, with option to extend subject to City approvals. Each unit includes rear drive-in doors, and the site offers 84 common parking stalls with full 53&rsquo; truck circulation around the building&mdash;ideal for users with larger inventory or frequent deliveries. Currently under construction with anticipated possession by end of Q1 2026.