



GRASSROOTS

REALTY GROUP

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**1180, 6520 36 Street NE
Calgary, Alberta**

MLS # A2300874



\$525,000

Division: Saddleridge Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,467 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: NA

Welcome to this versatile 1,467 SQFT light industrial bay ideally located along busy 36 Street NE. Zoned I-B (Industrial & Business), this unit offers exceptional flexibility, accommodating a wide range of uses including retail, office, and light industrial operations. Featuring a convenient overhead garage door, this space is perfectly suited for businesses requiring efficient loading and unloading. The functional layout maximizes usability, making it ideal for both established businesses and growing enterprises. Strategically positioned with easy access to major highways and the Calgary International Airport, this location ensures seamless connectivity for clients, staff, and logistics. Surrounded by key amenities, retail hubs, and high traffic exposure, it provides the visibility and convenience every business needs. Enjoy the added benefit of ample on-site parking, enhancing accessibility for customers and employees alike. An outstanding opportunity to establish or expand your business in one of NE Calgary's most sought-after commercial corridors.