



GRASSROOTS
REALTY GROUP

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1,2, 615 36 Street NE
Calgary, Alberta

MLS # A2301040



\$1,932,700

Division: Franklin

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,761 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to Station 36! Presenting a ±2,761 sq. ft. Medical CRU for sale, perfect for a Dental Clinic. Located in a soon to be fully renovated commercial centre in Calgary. The entire building will be converted into brand new Medical and Retail CRUs 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.