



GRASSROOTS
REALTY GROUP

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9, 615 36 Street NE
Calgary, Alberta

MLS # A2301042

\$1,012,320



Division: Franklin

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,480 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 ±1,480 sq. ft. retail condo unit ideal for a psychiatry/psychology clinic, located in a soon-to-be fully renovated strip mall in NE Calgary. The entire building is being gutted and converted into brand new retail condos, offering an excellent opportunity for both owner-users and investors. Situated along a busy corridor with great exposure, this high-visibility location is just a 5-minute walk to the LRT station, providing strong accessibility for patients and staff. Surrounded by established residential communities and complementary businesses, the area ensures consistent traffic and long-term growth potential. Estimated possession March 2027.