



GRASSROOTS
REALTY GROUP

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16, 615 36 Street NE
Calgary, Alberta

MLS # A2308605



\$2,387,461

Division: Franklin

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,979 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Perfect for an indoor kids playground, children's party venue, soft play centre, inflatable play zone, airsoft range, archery range, axe throwing facility, laser tag arena, escape room, trampoline park, or any active family entertainment concept — Station 36 presents a ±3,979 sq. ft. large-format CRU for sale in a soon-to-be fully renovated commercial centre in NE Calgary, where the entire building is being gutted and converted into brand new medical and retail units, creating an excellent opportunity for owner-users and investors looking to secure space in a high-demand commercial project, situated on one of Calgary's busiest arterials with 35,000+ vehicles per day and steps from the LRT, surrounded by dense established residential communities, schools, and complementary retail with strong family demographics — with estimated possession March 2027.