



GRASSROOTS
REALTY GROUP

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#8, 615 36 Street NE
Calgary, Alberta

MLS # A2308614



\$1,012,072

Division: Franklin

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,480 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Welcome to Station 36! An exceptional opportunity to secure a ±1,480 sq. ft. retail condo unit in a fully revitalized retail development in NE Calgary. This unit is ideally suited for a convenience store, vape shop, or other neighborhood-serving retail uses. The entire strip mall is undergoing a complete transformation—being fully gutted and redeveloped into brand-new retail condominiums, making it a prime opportunity for both owner-users and investors looking to establish themselves in a modern, high-demand retail environment. Strategically positioned along a busy corridor with excellent exposure, the property benefits from strong visibility and accessibility. Located just a 5-minute walk to the LRT station, it offers convenient access for both customers and staff. Surrounded by established residential communities and complementary businesses, the site ensures steady foot traffic and long-term growth potential. Estimated possession: March 2027.