



GRASSROOTS

REALTY GROUP

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9020 36 Street NE
Calgary, Alberta

MLS # A2311406

\$840,000



Division: Saddleridge Industrial

Type: Retail

Bus. Type: Barber/Beauty

Sale/Lease: For Sale

Bldg. Name: SADDLE PORT PLAZA

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: C-COR2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to Saddle Port Plaza, a brand-new 3-building commercial development located in the growing Saddle Ridge Industrial Subdivision in Northeast Calgary. This prime ±1,200 sq.ft. main floor retail unit is ideally suited for a barbershop, offering excellent visibility, convenient access, and strong exposure within a high-growth commercial corridor. Strategically positioned near the future Costco and the NE Athletic Park Centre, the plaza is surrounded by expanding residential and industrial development, creating strong long-term customer traffic and business potential. Expected to be completed in 2028, Saddle Port Plaza presents an excellent opportunity for owner-users and investors looking to establish themselves in one of NE Calgary's emerging commercial destinations.