



GRASSROOTS

REALTY GROUP

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9020 36 Street NE
Calgary, Alberta

MLS # A2311407

\$2,200,000



Division: Saddleridge Industrial

Type: Office

Bus. Type: Child Care

Sale/Lease: For Sale

Bldg. Name: Saddle Port Plaza

Bus. Name: -

Size: 3,700 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 3,700 sq.ft. second floor commercial unit is ideally suited for a daycare use and includes an outdoor play area to accommodate childcare operations. Strategically located near the future Costco and the NE Athletic Park Centre, the plaza is surrounded by expanding residential and industrial development, providing excellent long-term growth potential and accessibility for families and staff alike. Expected to be completed in 2028, Saddle Port Plaza presents a prime opportunity for daycare operators and investors looking to secure space in one of NE Calgary's emerging commercial destinations.