



GRASSROOTS
REALTY GROUP

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1180, 6520 36 Street NE
Calgary, Alberta

MLS # A2344389



\$599,900

Division: Saddleridge Industrial

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,467 sq.ft.

Zoning: I-B f0.5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

****REAR OVERHEAD DOOR FOR LOADING UNLOADING**** Welcome to this exceptional 1,467 SQFT industrial bay for sale, ideally situated on the high-exposure corridor of 36 Street NE. ** Zoned **I-B (Industrial Business)** , MINUTES FROM AIRPORT this versatile property supports a wide variety of uses, including retail, office, showroom, and light industrial operations. The bay features a convenient overhead loading door, providing efficient access for shipping, receiving, and day-to-day business operations. Its functional and well-designed layout offers maximum flexibility, making it an excellent fit for both owner-users and investors. Strategically located with quick access to major transportation routes, including Deerfoot Trail, Stoney Trail, and the Calgary International Airport, this property offers outstanding connectivity for customers, employees, and suppliers. Surrounded by established businesses, retail amenities, and strong traffic volumes, the location delivers excellent visibility and long-term value. Additional highlights include ample on-site parking and easy accessibility, creating a convenient experience for both staff and visitors. This is a rare opportunity to own a highly adaptable commercial space in one of Northeast Calgary's most desirable and thriving business districts.