

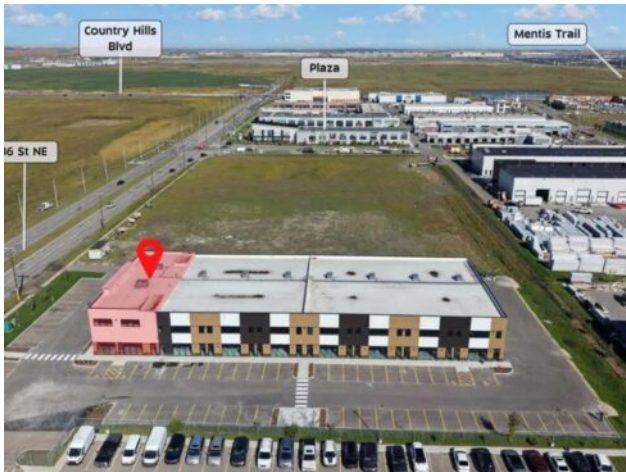


GRASSROOTS
REALTY GROUP

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10680 36 Street NE
Calgary, Alberta

MLS # A2346563



\$1,800,000

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.00 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to secure a CORNER commercial bay offering approximately 4,000 ± sq. ft. per unit, within a 25,000+ sq. ft. commercial development situated at 36 Street NE, conveniently located next to YYC Calgary International Airport. Multiple bays are available, providing flexibility for a variety of business requirements. Each unit features an impressive 24-foot clear ceiling height, rear drive-in doors, and functional space designed to accommodate users requiring substantial inventory, equipment, or frequent deliveries. The development provides 100+ common parking stalls. A mezzanine is approved for up to 40% of the main floor area, with the potential to expand further subject to applicable City of Calgary approvals. With quick possession available, excellent street exposure, flexible zoning, generous ceiling height, drive-in access, convenient proximity to the airport, two separate entry/exit points; this property presents a versatile opportunity for investors, owner-users, and businesses seeking a strategically located commercial space.