

\$425,000 - 2135, 6520 36 Street Ne, Calgary

MLS® #A2089597

\$425,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.05 Acres

Saddleridge Industrial, Calgary, Alberta

COURT ORDERED SALE: Industrial Business (I-B) zoned unit is available directly adjacent to YYC International Airport. This property features a variety of mixed-use opportunities from Retail, Office, and Light Industrial, this unit has direct exposure to 36 Street facing Calgary International Airport. Warehouse includes a very high clearance and also has an accessible drive-in loading bay with rear access. Option to build a 2nd floor mezzanine if all approvals and requirements are granted as per the City of Calgary. The building is within walking distance of the LRT, five-minute drive to Calgary International Airport, ample parking spaces, etc. Ideal uses include “health care service, convenience store, financial institution, library, print centre, child care, small drinking establishment, fitness centre, retail and consumer service, and much more! Please review the City of Calgary Land Use Bylaw for more details. Quick access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail. This unit is currently tenant occupied.

Built in 2019

Essential Information

MLS® #	A2089597
Price	\$425,000
Sold Price	\$451,000
Bathrooms	0.00



Acres	4.05
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	2135, 6520 36 Street Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4C8

Interior

Heating	Forced Air, Natural Gas
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Exterior

Lot Description	Back Lane, Near Golf Course, Landscaped, Near Shopping Center, Paved, Near Public Transit
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Additional Information

Date Listed	October 24th, 2023
Date Sold	December 2nd, 2024
Days on Market	405
Zoning	I-B f0.5
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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