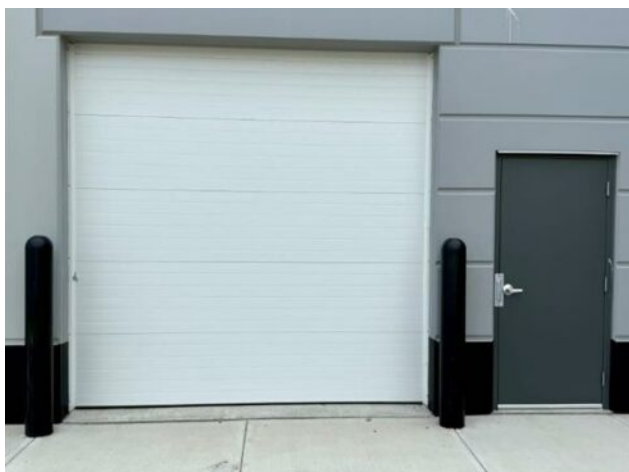


**3165, 6520 36 Street NE**  
**Calgary, Alberta**

**MLS # A2225301**



**\$589,900**

**Division:** Saddleridge Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,479 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

( UNIT NEXT DOOR #3170 ALSO AVAILABLE 1467 SQFT + #3165 1479 SQFT= TOTAL 2946 SELLABLE SQFT IF PURCHASED TOGETHER) Welcome To #3165 6520 36 Street NE (1479 SELLABLE SQUARE FEET) This unit has 1 OVERHEAD DOOR great for trucks these units are great for personal or investment purpose as there is a demand for units with overhead doors. Metro Mall is conveniently located off BUSY 36 ST NE leading to the Airport Tunnel. These modern units are available for possession immediately. This trendy building offers a range of mixed-use opportunities from Retail, Office, to Light Industrial, and is perfect for businesses looking for ample space to thrive.. All units are single title and can be sold individually. Located just a few minutes drive from the Calgary International Airport and within walking distance to the LRT, this unit is highly accessible and conveniently situated. The building comes with ample parking spaces for both customers and employees, providing ease of access and convenience to all. The unit's I-B zoning also makes it ideal for a wide range of uses, such as medical facilities, exercise and fitness studios, yoga studios, financial services, restaurants and bars, and even post-secondary institutions (subject to city approvals)