



## 6520 36 Street Calgary Alberta

\$420,000

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 - healthcare 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. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net