



## 11124 36 Calgary Alberta

\$650,000

Welcome to Unit #3040, 11124 36 St NE, available for your future business! This exceptional commercial bay offers approximately 1,350 square feet of versatile space, perfectly suited for various commercial uses. The property features Direct Control Zoning (15Z2007), providing flexible usage options to meet your business needs. Inside, you'll find two washrooms, conveniently located at ground level and upstairs, along with an office and mezzanine for additional workspace and storage. The unit is finished and includes one installed hoist, making it ideal for a tyre business, auto windshield installation, or oil change services with some modifications. Additional features include a 120 AMP transformer and a loading bay measuring 12' W x 16' H, ensuring easy logistics and operational efficiency. The fully paved site offers ample parking with three dedicated stalls and is fully landscaped, enhancing the property's curb appeal. Situated close to major amenities such as Country Hills, Stoney Trail, and Calgary International Airport, this location is set to become the future business hub of NE Calgary. Don't miss out on this prime opportunity--visit today to explore the potential of Unit #3040! (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca