



2133 36 Street Calgary Alberta

\$33

Prime location with direct exposure to high-traffic 36th Street NE, adjacent to Sunridge Mall, Situated amongst established tenants including AMA, Sunridge Diagnostic Imaging, Sunridge Vet, and Value Buds. o Extensively built out as a diagnostic imaging clinic. o Current tenant is relocating to a larger space on the East storefront, creating an opportunity for new tenants. o Existing improvements are suitable for various medical, quasi-medical, or personal service businesses. o High visibility with prominent fascia, pylon, and rotating cube signage available, ensuring excellent exposure to passing traffic. o Shadow-anchored by the bustling Sunridge Mall, driving more foot traffic to the area. o Ideal for businesses looking to capitalize on high exposure, Sunridge Commercial district, dense residential population and easy access to other medical and retail services. This prime location offers a unique opportunity for a new tenant to establish or expand their business in a thriving community. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

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