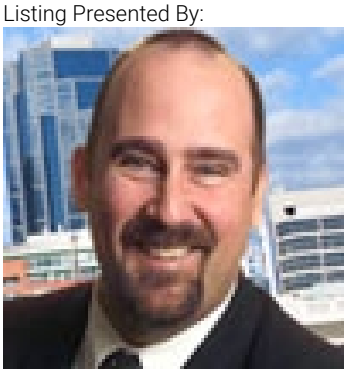


10680 36 Street Calgary Alberta

$26

Excellent commercial leasing opportunity offering approximately 3,000 ? sq. ft. with direct exposure to 36 Street NE, conveniently located adjacent to YYC Calgary International Airport. Flexible DC zoning allows for a variety of commercial uses; permitted uses with the City of Calgary. Functional layout featuring 24 ft. clear ceiling height, rear drive-in loading doors, and access to 84 common parking stalls. The site is designed for full 53' truck circulation around the building, making it ideal for businesses with larger inventory, frequent deliveries, or commercial vehicle requirements. Mezzanine approved up to 40% of the main floor area, with potential to extend further subject to City approvals. Multiple bays available, offering flexibility for growing businesses or additional space requirements. Prime location with excellent access to major transportation routes and the airport. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

RE/MAX Realty Professionals

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