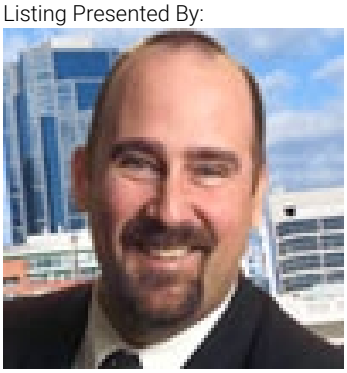


10680 36 Street Calgary Alberta

$1,800,000

Excellent opportunity to secure a CORNER commercial bay offering approximately 4,000 ? sq. ft. per unit, within a 25,000+ sq. ft. commercial development situated at 36 Street NE, conveniently located next to YYC Calgary International Airport. Multiple bays are available, providing flexibility for a variety of business requirements. Each unit features an impressive 24-foot clear ceiling height, rear drive-in doors, and functional space designed to accommodate users requiring substantial inventory, equipment, or frequent deliveries. The development provides 100+ common parking stalls. A mezzanine is approved for up to 40% of the main floor area, with the potential to expand further subject to applicable City of Calgary approvals. With quick possession available, excellent street exposure, flexible zoning, generous ceiling height, drive-in access, convenient proximity to the airport, two separate entry/exit points; this property presents a versatile opportunity for investors, owner-users, and businesses seeking a strategically located commercial space. (id:6769)

Listing Presented By:



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