



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. Extensively built out as a diagnostic imaging clinic. Current tenant is relocating to a larger space on the East storefront, creating an opportunity for new tenants. Existing improvements are suitable for various medical, quasi-medical, or personal service businesses. High visibility with prominent fascia, pylon, and rotating cube signage available, ensuring excellent exposure to passing traffic. Shadow-anchored by the bustling Sunridge Mall, driving more foot traffic to the area. 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)

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