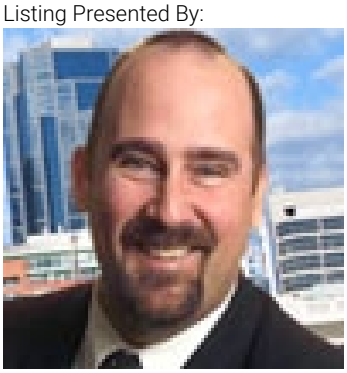


615 36 Street Calgary Alberta

$1,012,073

Welcome to Station 36!An exceptional opportunity to secure a ?1,480 sq. ft. retail condo unit in a fully revitalized retail development in NE Calgary. This unit is ideally suited for a convenience store, vape shop, or other neighborhood-serving retail uses.The entire strip mall is undergoing a complete transformation--being fully gutted and redeveloped into brand-new retail condominiums, making it a prime opportunity for both owner-users and investors looking to establish themselves in a modern, high-demand retail environment.Strategically positioned along a busy corridor with excellent exposure, the property benefits from strong visibility and accessibility. Located just a 5-minute walk to the LRT station, it offers convenient access for both customers and staff.Surrounded by established residential communities and complementary businesses, the site ensures steady foot traffic and long-term growth potential.Estimated possession: March 2027. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

http://www.pipanrealty.ca/

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