

# \$499,000 - 2140, 6520 36 Street Ne, Calgary

MLS® #A1196457

---

## \$499,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0 Acres

Saddleridge Industrial, Calgary, Alberta

Excellent opportunity to own or lease an I-B zoned unit in NE Calgary, adjacent to YYC International Airport. 22' clearances with drive-in loading and 12' overhead door. This 1500+/- sq ft unit is walking distance to the LRT, close to matured NE communities, minutes to Calgary International Airport and an easy access to Metis trail and Mcknight Blvd. Ideal uses include: Accounting business, Immigration business, Law firm, financial service, exercise/fitness studio, yoga studio, variety of small retail businesses, restaurant/bar, etc.



Built in 2019

## Essential Information

MLS® #	A1196457
Price	\$499,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address	2140, 6520 36 Street Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary

Province                Alberta  
Postal Code            T3J 4C8

### **Additional Information**

Date Listed            March 21st, 2022  
Days on Market       151  
Zoning                 I-B f0.5

### **Listing Details**

Listing Office            Courtesy Of CENTURY 21 BRAVO REALTY

MLS listings provided by Pillar 9&trade;. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.