

**2135, 6520 36 Street NE**  
**Calgary, Alberta**

**MLS # A2252769**



**\$519,900**

**Division:** Saddleridge Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,512 sq.ft.

**Zoning:** I-B f0.5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This Industrial Business (I-B) zoned unit offers a prime location directly next to Calgary International Airport, providing high visibility along 36 Street and flexible opportunities for retail, office, or light industrial use. The space includes a high-clearance warehouse with rear drive-in loading, ample on-site parking. Ideally positioned within walking distance to the LRT and just five minutes from the airport, the property allows for a wide range of uses such as health care services, convenience retail, financial services, fitness, child care, small-scale food and beverage, and more as outlined in the City of Calgary Land Use Bylaw. With quick access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail, this vacant unit combines excellent exposure with unbeatable connectivity.