



**GRASSROOTS**  
REALTY GROUP

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**10680 36 Street NE**  
**Calgary, Alberta**

**MLS # A2224442**



**\$1,350,000**

**Division:** Stoney 3

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

LOCATION, LOCATION!! Don't miss the golden opportunity to own a large size 3,000+/- sqft Commercial bay in a highly desirable community, direct access to 36ST NE, adjacent to YYC Calgary Airport. It offers a versatile space ideal for various business types, like a restaurant, Barber Shop, Convenience store, physiotherapist/Chiropractor, commercial storage, or another local venture, this spot provides an excellent opportunity for growth. Options to build a 2nd floor mezzanine allowed. Please review the city of Calgary Land Use Bylaw for more details. Quick access to Metis Trail, Deerfoot Trail, and Stoney Trail. Bays are currently under construction and will be available for possession by January 2026.