



**1,2, 615 36 Street NE
Calgary, Alberta**

MLS # A2301040



\$1,932,700

Division: Franklin

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,761 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to Station 36! Presenting a ±2,761 sq. ft. retail condo unit perfect for a Dental Clinic. Located in a fully soon to be renovated strip mall in NE Calgary. Entire building being gutted and converted into brand new retail condos. Great opportunity for owner-users/investors. Located on busy corridor with great exposure, near LRT station with 5 minutes walking distance. Surrounded by established residential communities and complementary businesses, this location ensures consistent traffic and long-term growth potential. Estimated possession March 2027.