

# \$1,350,000 - 10680 36 Street Ne, Calgary

MLS® #A2224442

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

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.

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2224442    |
| Price     | \$1,350,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Commercial  |
| Sub-Type  | Business    |
| Status    | Active      |

## Community Information

Address 10680 36 Street Ne



|             |          |
|-------------|----------|
| Subdivision | Stoney 3 |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3J4E3   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 25             |
| Zoning         | DC             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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