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

MLS® #A2262310

## \$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. Possession Date may vary.



#### **Essential Information**

MLS® # A2262310 Price \$1,350,000

Bathrooms 0.00 Acres 0.00 Year Built 2026

Type Commercial
Sub-Type Industrial
Status Active







# **Community Information**

Address 10680 36 Street Ne

Subdivision Stoney 3
City Calgary
County Calgary

Province Alberta

Postal Code T3J4E3

#### **Exterior**

Construction Concrete, Metal Frame

### **Additional Information**

Date Listed October 4th, 2025

Days on Market 15 Zoning DC

## **Listing Details**

Listing Office Coldwell Banker YAD Realty

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