

Commercial Leasing Opportunity

- Prime exposure to 36 Street NE, adjacent to YYC Calgary International Airport
- Flexible DC zoning allows for a variety of commercial uses
- Tenant to verify permitted uses with the City of Calgary
- 24-ft. clear ceiling height
- Rear drive-in loading doors for convenient deliveries and operations
- Access to 84 common parking stalls
- Site designed for full 53-ft. truck circulation around the building
- Ideal for businesses requiring large inventory, frequent deliveries, or commercial vehicles
- Mezzanine permitted up to 40% of the main floor area, with potential for further expansion subject to City approvals
- Multiple bays available, offering flexibility for growing businesses or additional space requirements
- Excellent access to major transportation routes and the airport
- A strategic location for businesses looking for visibility, accessibility, and operational flexibility



Space : 3,000 sqft.
Base Rent : \$24 Psf
Parking : 8
Possession: Immediate
Term : Annually

FOR LEASE
10680 36 St NE



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