

Saddle Port Plaza

9020 - 36 Street NE, Calgary, AB

Three base-building commercial plaza concept with retail, service, food, office, daycare, wellness and professional-use potential.



STARTING PRICE
\$700/SF

EXPECTED COMPLETION
2028

PROJECT FORM
3 Buildings

PLANS STATUS
Not Final

Conceptual plans are provided for preliminary marketing only. Final areas, layouts, pricing, unit demising, parking, building permits, development approvals, condo documents, possession dates and permitted uses must be independently verified.

Retail, Office & Service Condos For Sale

Positioned in NE Calgary, Saddle Port Plaza is planned as a multi-building commercial plaza with a wide range of flexible unit concepts. The architectural package identifies Building A, Building B and Building C with a mix of main floor retail/service units, professional office space, daycare/outdoor area concept and banquet/event hall concept.

ADDRESS

9020 - 36 Street NE

CITY

Calgary, AB

STARTING PRICE

\$700/SF

COMPLETION

2028

WHY THIS PROJECT WORKS

- Multi-building plaza format creates different buyer profiles and unit types.
- Main floor spaces can support customer-facing retail, food, medical, wellness and service concepts.
- Upper-floor layouts can support office, consulting, professional services, education and appointment-based users.
- Potential for owner-users and investors seeking new-build commercial ownership in Calgary's NE growth corridor.



BUILDING B CONCEPT RENDERING



BUILDING C PROFESSIONAL OFFICE / RETAIL CONCEPT



BUILDING A RETAIL / RESTAURANT CONCEPT

Built For Daily-Needs Retail, Services & Professional Users

The project can be marketed to a broad mix of operators. The strongest positioning is main-floor customer-facing uses, upper-floor professional/appointment uses, and selected specialty uses where approved.

FOOD & BEVERAGE

- Restaurant
- Cafe / bakery
- Dessert or bubble tea
- QSR / takeout
- Specialty food
- Franchise-style operator

MEDICAL & WELLNESS

- Medical clinic
- Pharmacy
- Physiotherapy
- Chiropractic
- Massage therapy
- Dentist / denture / optometry
- Wellness clinic

BEAUTY & PERSONAL CARE

- Hair salon
- Barber shop
- Nail salon
- Spa / aesthetics
- Laser clinic
- Skin care
- Personal care retail

RETAIL & DAILY NEEDS

- Convenience retail
- Specialty goods
- Showroom
- Pet services
- Fitness / yoga / pilates
- Liquor, vape or cannabis where permitted

PROFESSIONAL OFFICE

- Law office
- Accounting firm
- Real estate office
- Insurance agency
- Mortgage broker
- Immigration consultant
- Engineering / design / IT

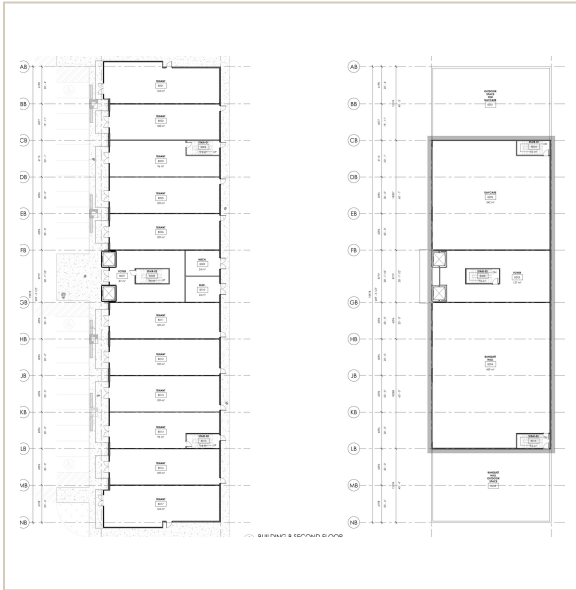
SPECIALTY / DESTINATION

- Daycare concept
- Tutoring / education
- Banquet / event hall concept
- Community-oriented services
- Appointment-based services
- Investor lease-up inventory

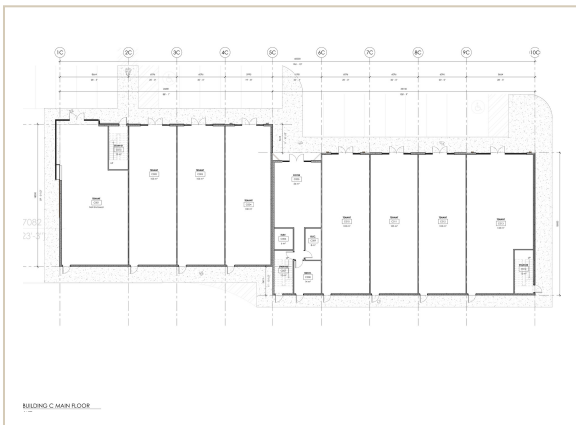
USE APPROVAL NOTE

All potential uses are marketing concepts only. Every buyer must confirm permitted use, parking requirements, licensing, build-out requirements, signage, occupancy load and municipal approvals before relying on any use or layout.

Building Layout Summary



BUILDING B PLAN REFERENCE - MAIN + SECOND FLOOR



BUILDING C MAIN FLOOR PLAN REFERENCE

PLAN PACKAGE HIGHLIGHTS

- **Building A:** main-floor tenant spaces shown in the plan package, including larger retail/restaurant-style units and smaller commercial units.
- **Building B:** main-floor retail/service units plus second-floor daycare and banquet/event hall concepts shown in the drawings.
- **Building C:** main-floor commercial units and second-floor professional office units shown in the plan package.

AREA / CONCEPT	PLAN REFERENCE
Building A main-floor tenant area shown	Approx. 898 m ² / 9,666 SF across 4 tenant areas
Building B main-floor tenant area shown	Approx. 1,201 m ² / 12,927 SF across 11 tenant areas
Building B second-floor concepts	Daycare approx. 342 m ² / 3,681 SF; banquet hall approx. 459 m ² / 4,941 SF
Building C main-floor tenant area shown	Approx. 758 m ² / 8,159 SF across 7 tenant areas
Building C second-floor office area shown	Approx. 821 m ² / 8,837 SF across 12 tenant areas

Area calculations are based on the schematic drawings and are provided only as a plain-language planning summary. Final saleable areas, common areas, condo areas and legal measurements must be verified.

Pre-Sale Commercial Space Starting at \$700/SF

Saddle Port Plaza is positioned for owner-users, professionals, service businesses, medical/wellness operators, food users and investors seeking commercial ownership in Calgary's NE market.



PROFESSIONAL / COMMERCIAL BUILDING CONCEPT



RETAIL / SERVICE FRONTAGE CONCEPT

ITEM	DETAIL
Project	Saddle Port Plaza
Address	9020 - 36 Street NE, Calgary, AB
Project Form	3 base buildings
Starting Price	\$700/SF
Expected Completion	2028
Plans	Attached plans are not final and remain subject to change

- Retail
- Medical
- Pharmacy
- Restaurant
- Daycare
- Banquet
- Office
- Wellness
- Professional Services
- Investor Ownership

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