

# **\$899,000 - 1160, 6520 36 Street Ne, Calgary**

MLS® #A2186385

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

WELCOME TO THIS PROFESSIONALLY FULLY DEVELOPED UNIT WITH FRONT OFFICE SPACE (APPROXIMATELY 500+ SQUARE FEET) RENTED OUT TO A TRAVEL AGENCY FOR \$1800.00 PER MONTH AND THE MAIN FLOOR BACK END (ALMOST 1000 SQUARE FEET) OWNER IS RUNNING HIGH END LADIES HAIR SALON, SECOND FLOOR IS ALSO PROFESSIONALLY DEVELOPED AND OWNER IS OPERATING AS AN TRAINING SCHOOL FOR THE MENS AND LADIES HAIR SALON. OWNER IS INTERESTED TO RENT BACK THE UPSTAIRS SCHOOL PORTION FROM THE NEW OWNER AT THE CURRENT MARKET LEASE RATE. IN THE EVENT, PURCHASERS WANTS TO BUY THE PROPERTY ONLY, SELLER IS WILL TO REMOVE ALL THE HAIR SALON EQUIPMENTS. ALTHOUGH, THE BACK OVERHEAD DOOR IS MODIFIED WITH A GLASS DOOR, BUT OVERHEAD DOOR IS STILL THERE FOR SAFETY AND SECURITY REASON. PLEASE DO NOT APPROACH THE TENANTS AND OWNER/EMPLOYEES, TOTAL OF 2700 SQUARE FEET (APPROXIMATELY) DEVELOPED AREA.

Built in 2019

## **Essential Information**

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Price	\$899,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	1160, 6520 36 Street Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 2l3

### Additional Information

Date Listed	January 12th, 2025
Days on Market	111
Zoning	I-B f0.5

### Listing Details

Listing Office	MaxValue Realty Ltd.
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