

# \$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 88  
Zoning I-B f0.5

### Listing Details

Listing Office MaxValue Realty Ltd.

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