



**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

520 36 Avenue NE | Calgary, Alberta

Versatile Commercial Space in Prime NE Calgary Location



## 520 36 Avenue NE, Calgary AB

Versatile Commercial Bay + Showroom

### PROPERTY DETAILS

Unit Size	5,547± SF (4,667 SF of Commercial Space on the 1 <sup>st</sup> floor + 879 SF of office space on the 2 <sup>nd</sup> floor)
Net Rate	Market
Op Costs	\$7.00 PSF (Est. 2025)
Availability	Immediate
District	Greenview Industrial Park
Zoning	C-COR3
Parking	3 assigned surface stalls

- **High-Exposure Location** – Situated at the busy intersection of Edmonton Trail & 36 Ave NE.
- **Excellent Accessibility** – Quick access to 32nd Ave, Centre Street North, McKnight Blvd, and Deerfoot Trail.
- **Convenient Commute** – Just 15 minutes to both Downtown Calgary and Calgary International Airport.
- **Well-Equipped Space** – Features a spacious showroom, one-ton crane, steel doors, two drive-in doors, and an illuminated fascia sign.
- **Flexible Layout** – Offers varied ceiling heights to accommodate diverse business needs.



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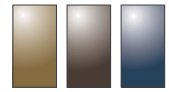
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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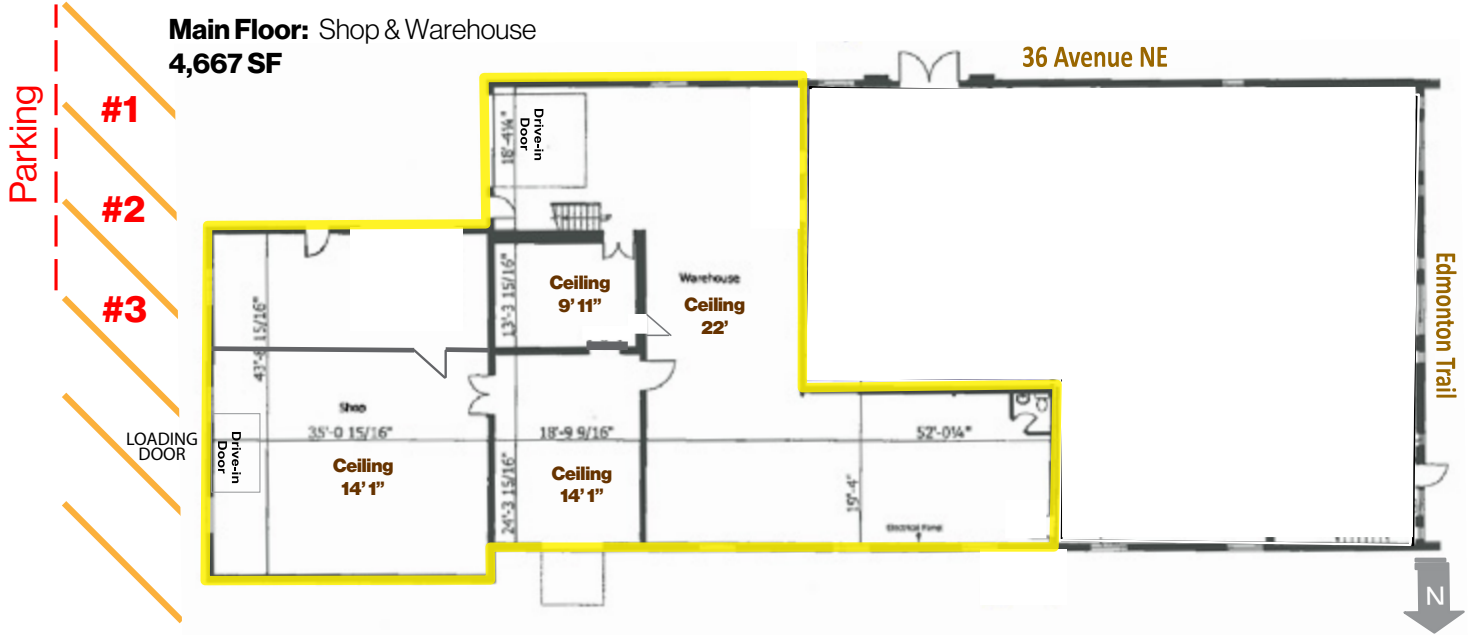
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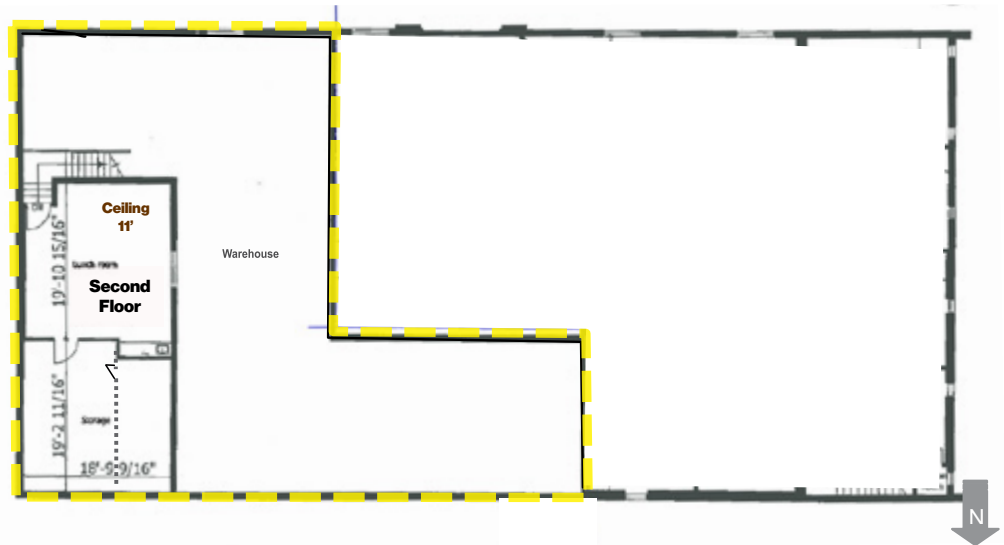
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**Second Floor: Office Space**  
**879 SF**







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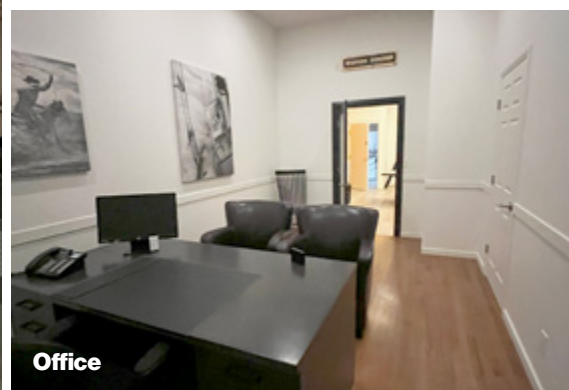
Versatile Commercial Space in Prime NE Calgary Location 63



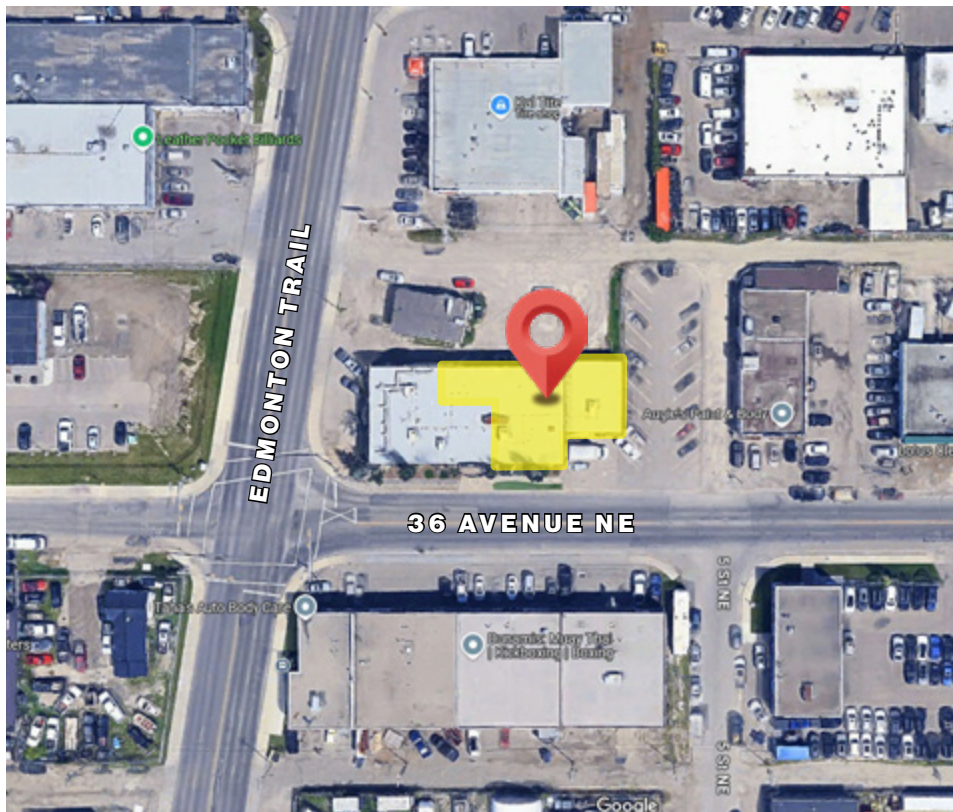
Warehouse



Board Room



Office



Work Shop



Work Shop

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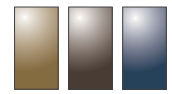
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Versatile Commercial Space in Prime NE Calgary Location 63



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**NEIGHBORHOOD**  
Greenview



**POPULATION**  
52,134



**MEDIAN AGE**  
39.5



**HOUSEHOLD INCOME**  
\$81,651



**TRAFFIC COUNT**  
18,000 VPD | 32 Ave & 6 St NE  
14,000 VPD | Edmonton TR & 38 St



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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