

# ONKAR REALTY

6520-36<sup>TH</sup> Street NE Calgary, AB



## COMMERCIAL CONDOS FOR SALE OR LEASE

Very good location to open new or move your existing Industrial or retail Business or medical Office in NE Calgary.

- From 1400 to 5000 sq ft Shell Condo Units available immediately on a Busy street in NE Calgary.
- Industrial Zoned in the Back side but Retail Possible in the front facing units on 36<sup>th</sup> Street.
- Easy Access to Mattie's Trail, McKnight Blvd and Deerfoot Trail, and Barlow Trail.
- Only 10 Minutes Drive to Airport, 10 Minutes Drive to Stoney Trail Circle Route and Walking Distance to McKnight LRT Station and Bus routes.
- Condo Units with Low Operating Cost compared to other retail and Industrial centres.
- Ample parking available.

### Details:

- Industrial Units Asking Rent \$15/per sq. ft. net
- Retail Units Asking Rent \$25/per sq. ft. net.
- Operating Cost is estimated at approx. \$12.00 sq. ft.
- Available Immediately, Tenant improvement Allowance Negotiable.
- Please Call Listing Agents for Viewing.
- Possible Sale at Asking Price Starting from \$300.00 per Sq. ft. for Industrial and \$500.00 / sf for possible retail.

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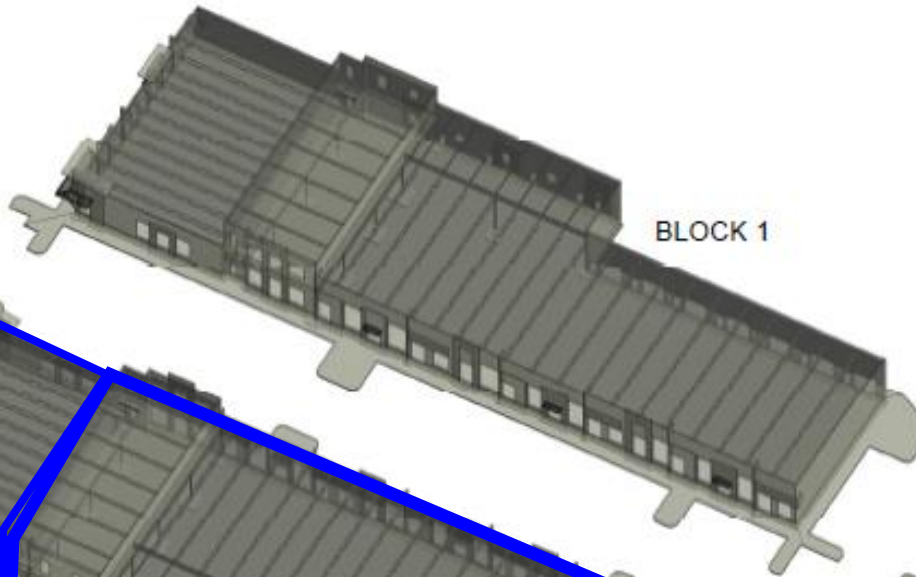
**Onkar Realty**  
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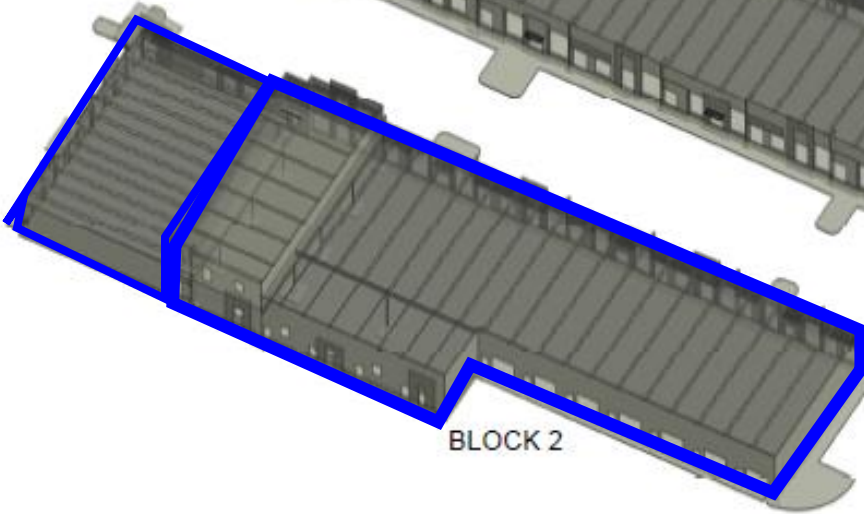
403 265 0277

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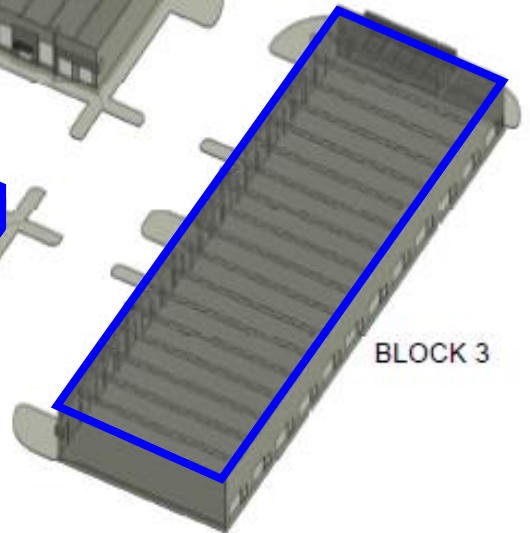
# ONKAR REALTY



BLOCK 1

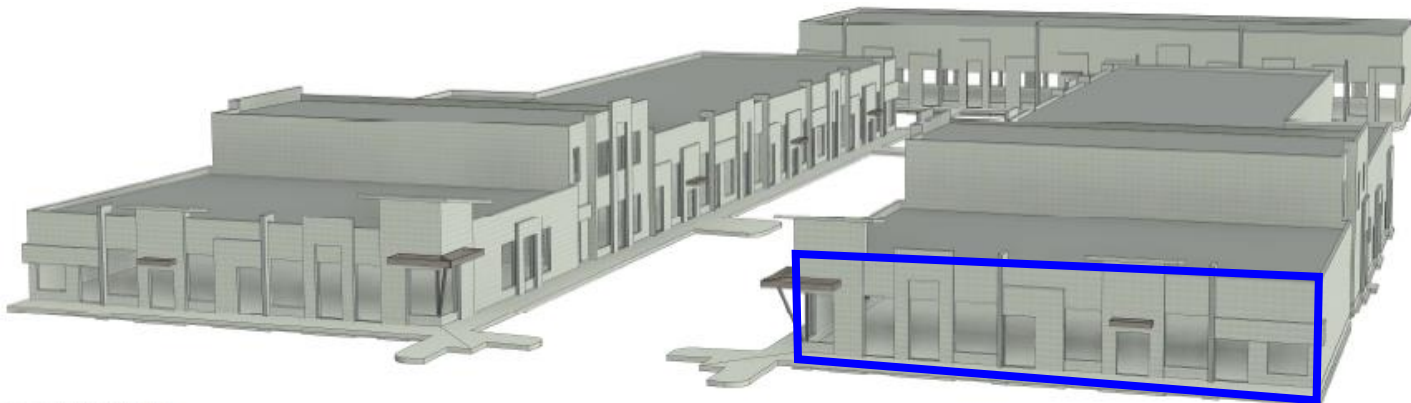


BLOCK 2



BLOCK 3

NOTE: BLOCK 2 IS AN EXACT MIRROR IMAGE OF BLOCK 1



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