

STATION 36

Medical & Retail Commercial Condominiums

FOR SALE

615 – 36th Street NE, Calgary, Alberta



Own Your Space. *Control* Your Future.

Station 36 presents a rare opportunity to **own premium commercial condominium space** in a newly re-imagined medical and retail professional centre. Strategically positioned on **one of Calgary's busiest thoroughfares** and **steps from one of the city's highest-traffic LRT stations**, this offering delivers unmatched visibility, accessibility, and long-term value.



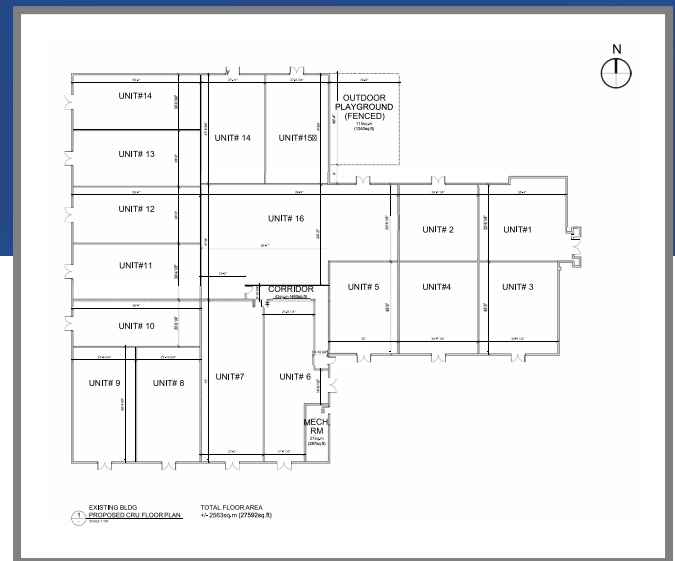
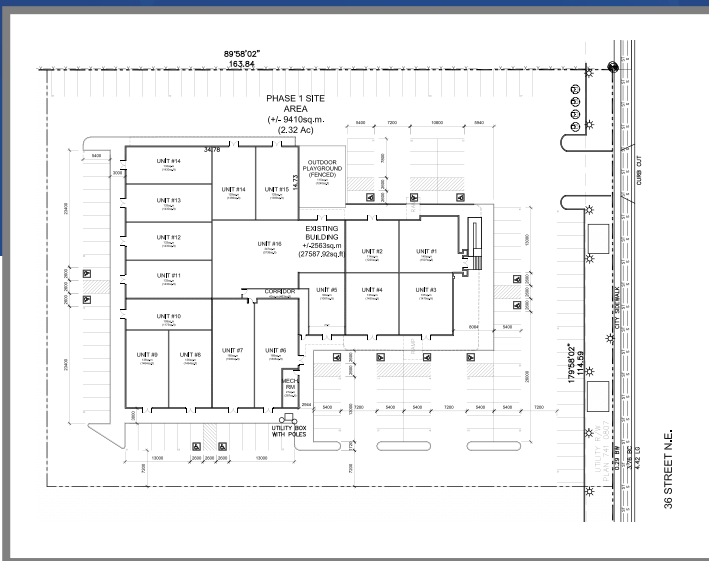
An Unmatched Location

- Located in one of Calgary's most established and densely populated neighbourhoods, Station 36 benefits from a built-in customer base and consistent daily foot traffic.
- The site benefits from direct exposure to over 100,000 LRT commuters every day, creating exceptional brand visibility and walk-in potential.
- Immediate access to a major LRT station that has over 18,000 daily commuters stopping at this location.
- Situated on a high-traffic arterial roadway, 36th Street has over 35,000 VPD pass the site.
- Surrounded by commercial and residential communities that have been established for over 40 years.
- Strong daytime and evening traffic.
- Convenient access from two sides of the property.
- Ideal for both client-facing businesses and professional practices.

Ideal Uses Include:

- Dentist
- Optometrist
- Massage/Physio
- Chiropractor
- Acupuncture
- Orthodontic Clinics
- Specialist
- GP / Pharmacy
- QSR Takeout
- Naturpath
- Mental Health & Counselling
- Vet
- Xray
- Foot Clinic
- Medical Equip. Rental/Sales
- Hearing Clinic
- Labs
- Daycare

The flexibility of unit layouts allows owners to customize spaces to suit their operational needs.



The Building

Station 36 has been thoughtfully redesigned to meet the needs of modern commercial users while offering flexibility for a wide range of business types.

- **Total Building Size:** 27,618 ± sq. ft.
- **Only 17 Commercial Condominium Units Available**
- Units offered in **various sizes** to suit different business needs
- Market-priced opportunities for **owner-users and investors**
- Contemporary exterior and professional centre design
- Excellent signage and branding opportunities
- Options for first buyers to adjust Unit sizes

CRU	Unit Sqft with GU	CRU	Unit Sqft with GU
1	1523	10	1186
2	1238	11	1445
3	1495	12	1445
4	1471	13	1445
5	1136	14	1445
6	1925	15	1404
7	2118	16	1404
8	1480	17	3979
9	1480		

LIMITED UNITS AVAILABLE.

Commercial ownership opportunities in established, transit-oriented locations are increasingly rare. Station 36 delivers the advantages of **location**, **ownership**, and **flexibility** in one exceptional offering.



For More Information

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