



Blackstone
Commercial Real Estate Services Inc.

For Lease

520 36 Avenue NE | Calgary, Alberta

Versatile Commercial Space in Prime NE Calgary Location

Greenview Industrial



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 st floor + 879 SF of office space on the 2 nd 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.



Mahmud Rahman VP /Associate

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Randy Wiens Senior Associate

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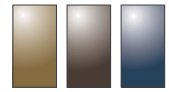
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

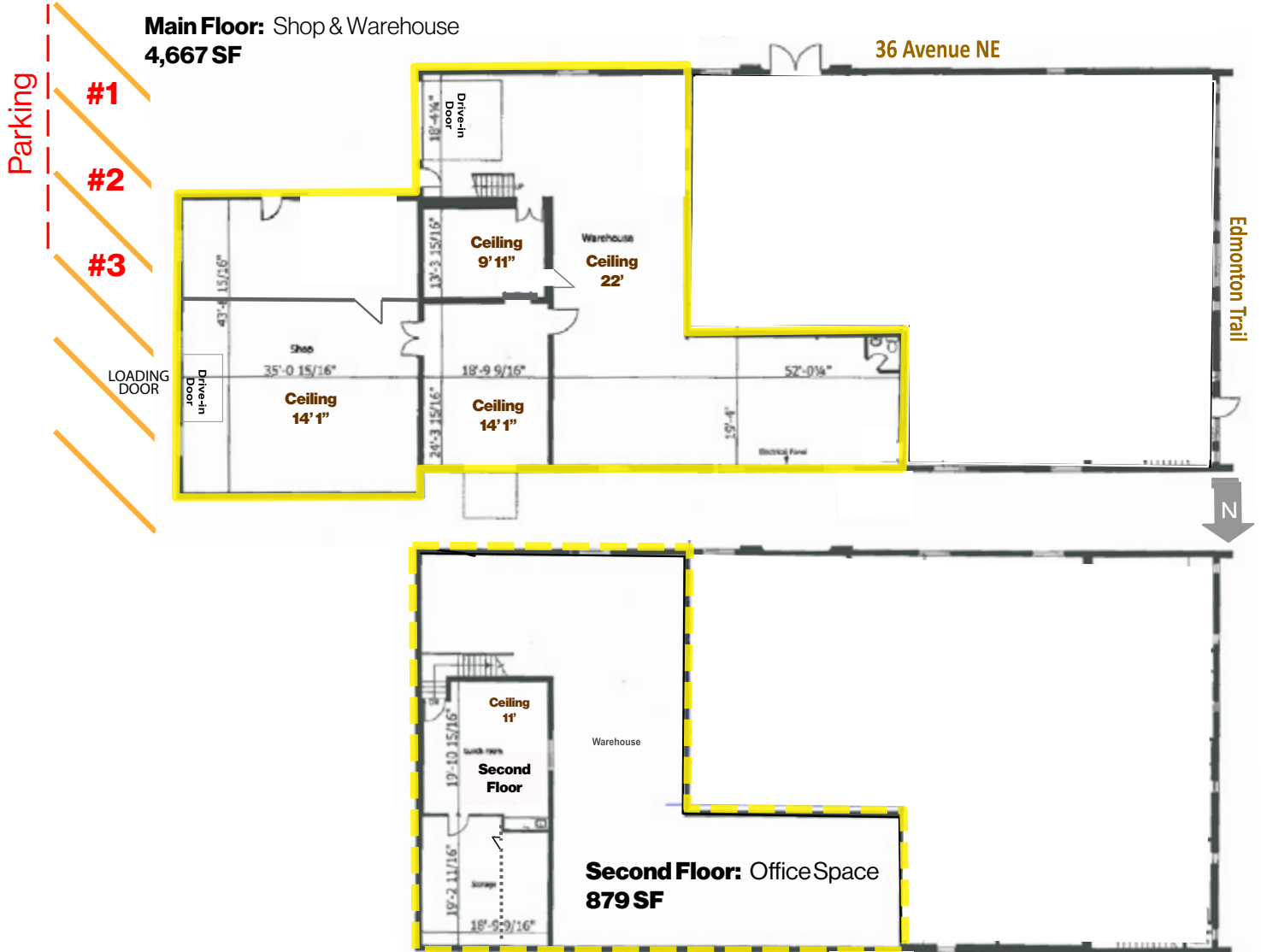
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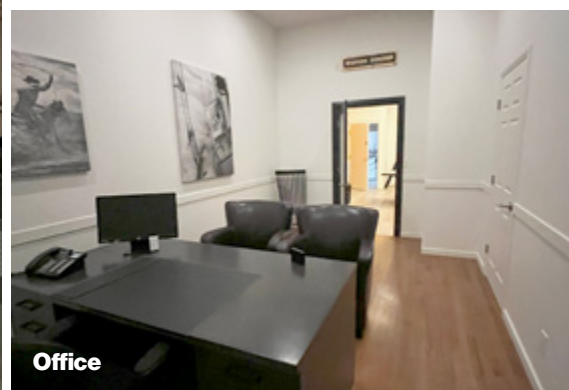
Versatile Commercial Space in Prime NE Calgary Location 63



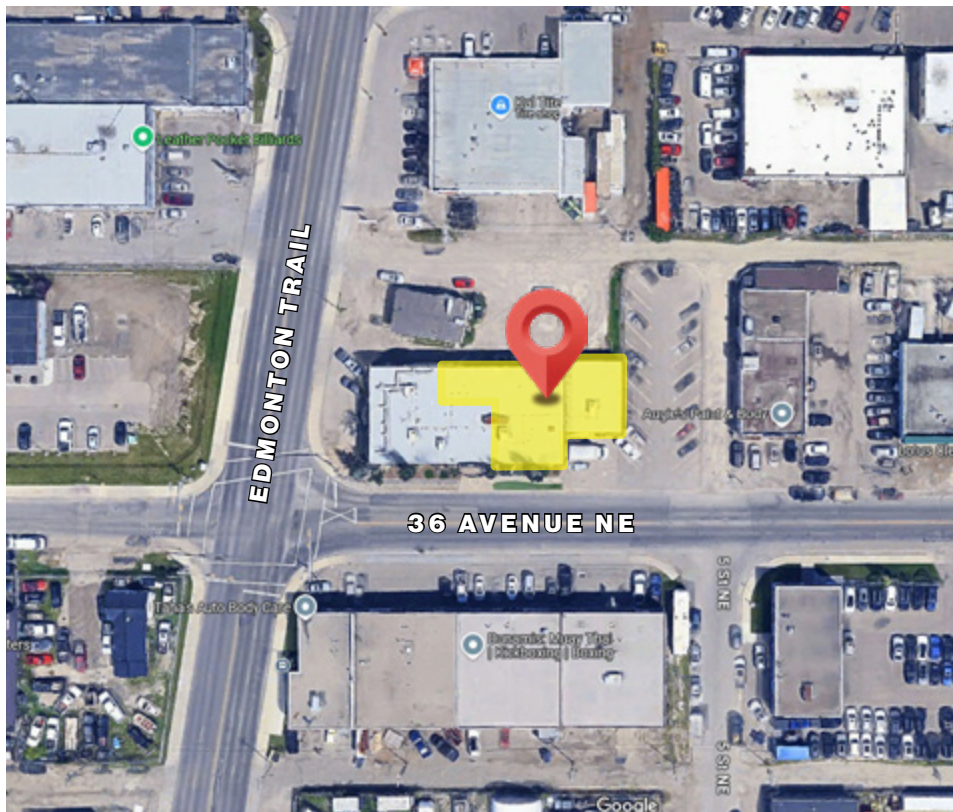
Warehouse



Board Room



Office



Work Shop



Work Shop

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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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