

Blackstone
Commercial Real Estate Services Inc.

For Lease

520 36 Avenue NE | Calgary, Alberta
Retail Showroom | Warehouse | Office Mezzanine

on Edmonton Trail



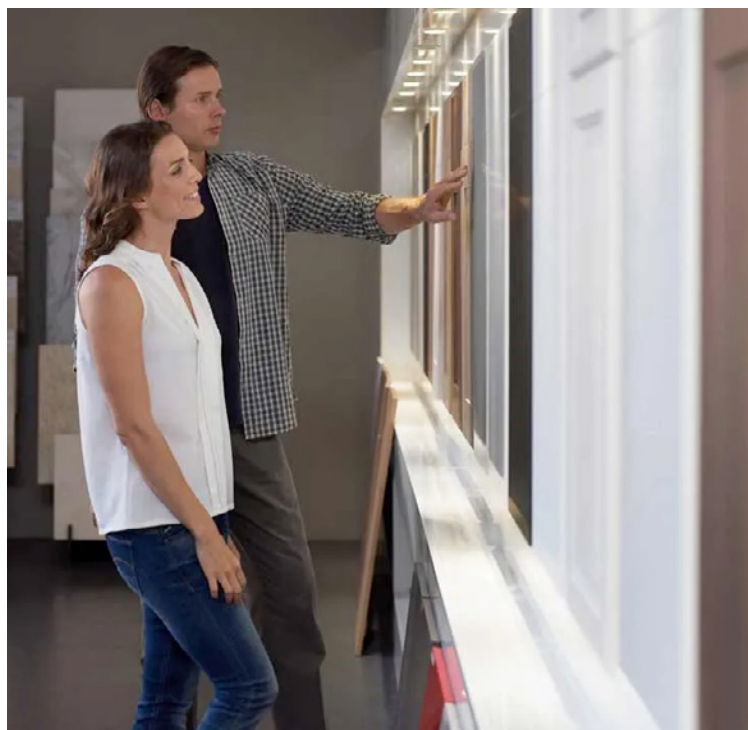
520 36 Avenue NE, Calgary AB

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

- **Prime Retail Exposure** – High-visibility corner at Edmonton Trail & 36 Ave NE, ideal for showroom and trade retail.
- **Easy Customer & Supplier Access** – Fast connections to Centre Street North, McKnight Blvd, and Deerfoot Trail.
- **Central Location** – ~15 minutes to downtown and Calgary International Airport.
- **Showroom + Warehouse Functionality** – Large showroom, support warehouse, two drive-in doors, crane capability, and illuminated fascia signage.
- **Flexible Retail Layout** – Varied ceiling heights with mezzanine office for sales and admin.



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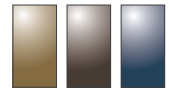
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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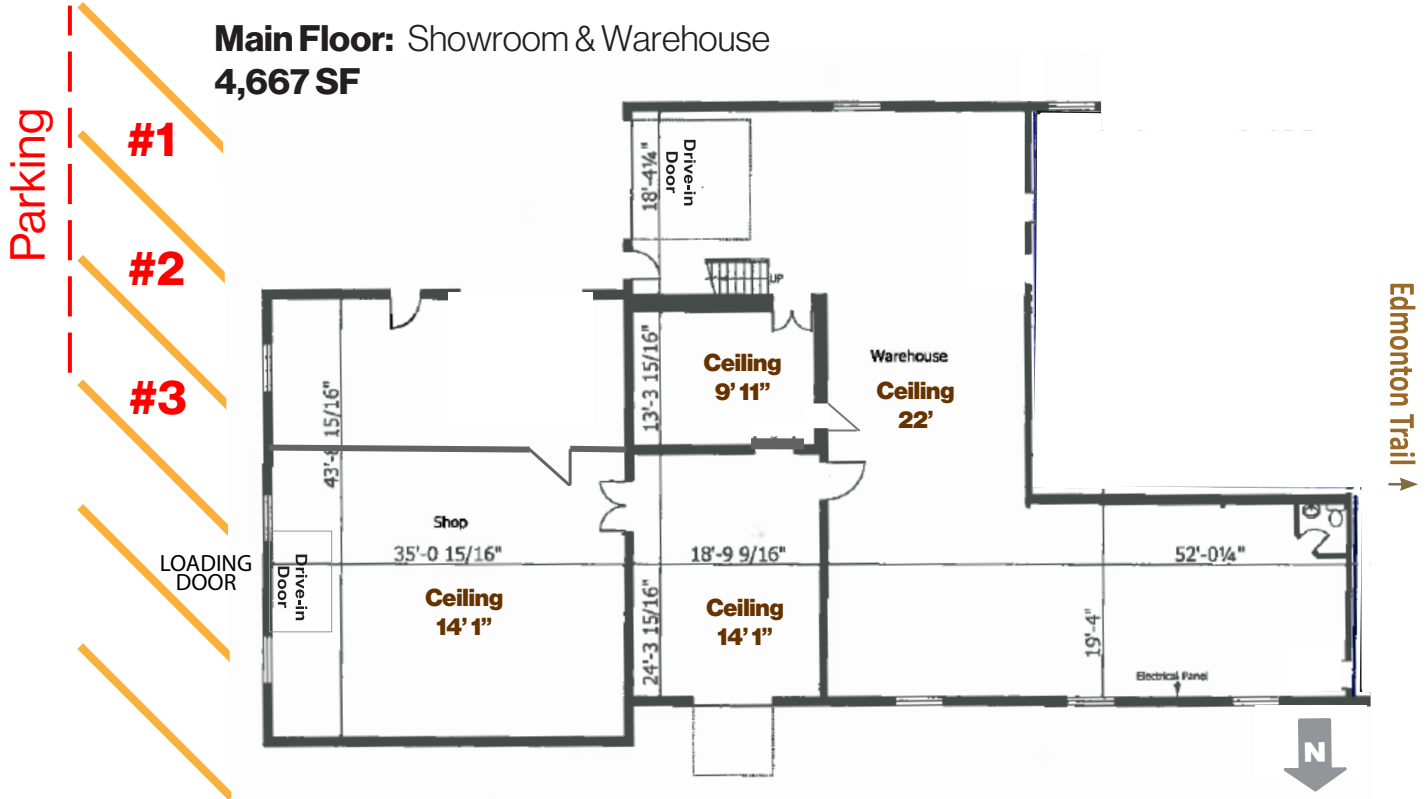
Versatile Commercial Space in Prime NE Calgary Location



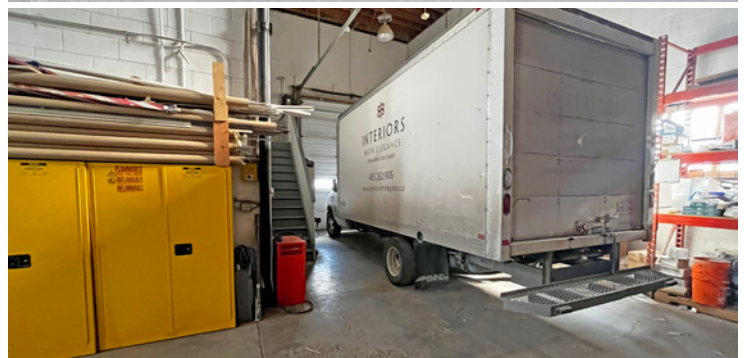
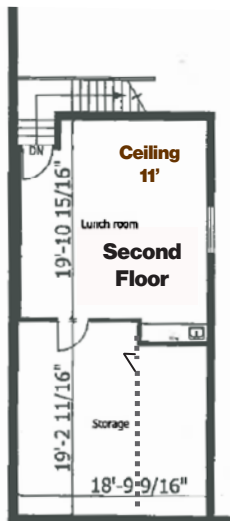
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36 Avenue NE

Main Floor: Showroom & Warehouse
4,667 SF



Second Floor:
879 SF



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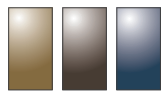
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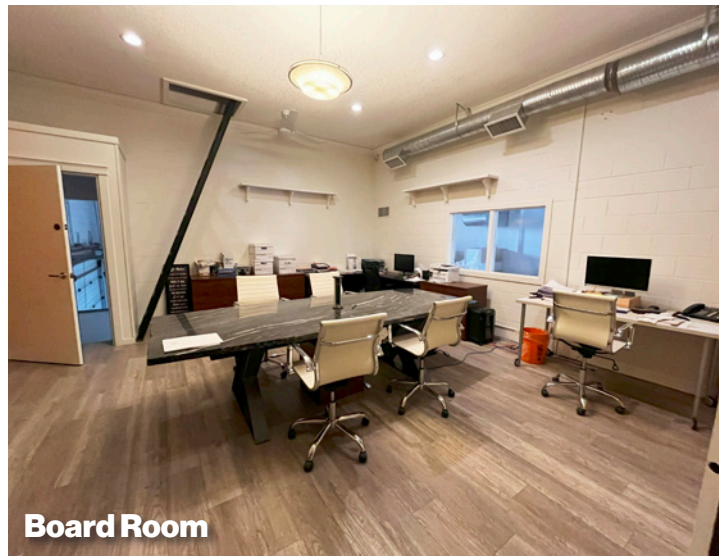


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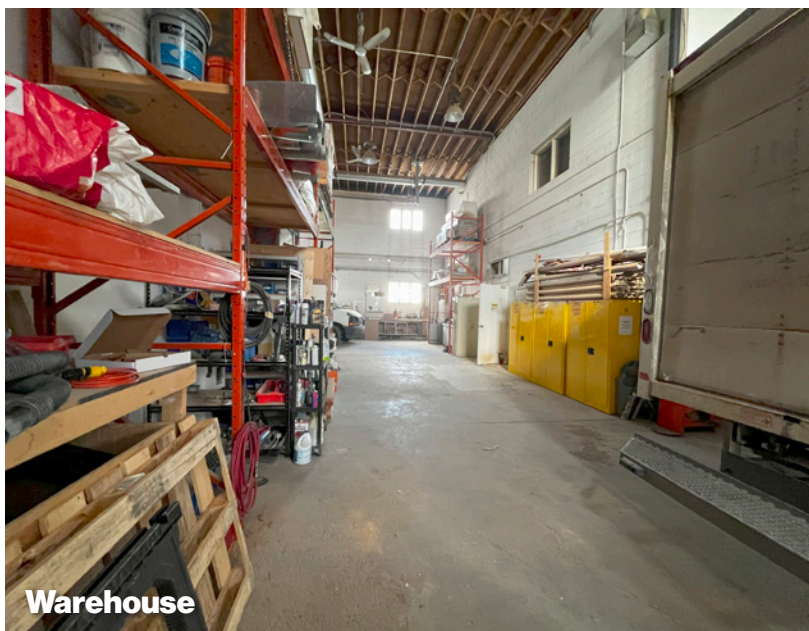
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520 36 Avenue NE | Calgary, Alberta

Versatile Commercial Space in Prime NE Calgary Location 63



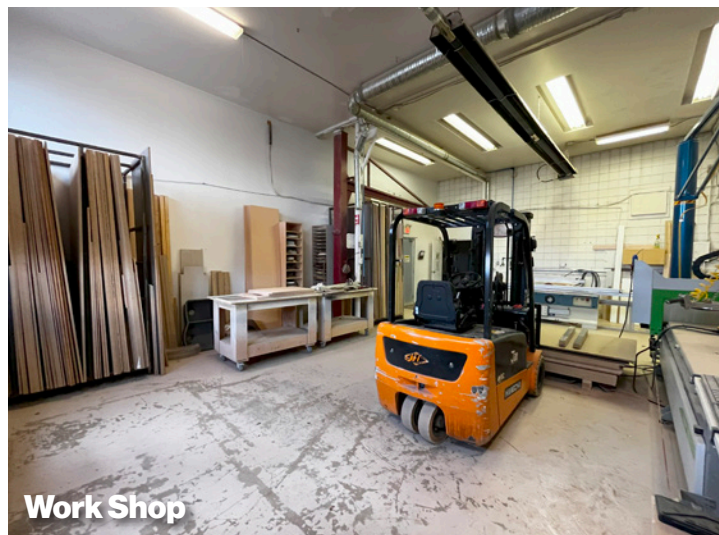
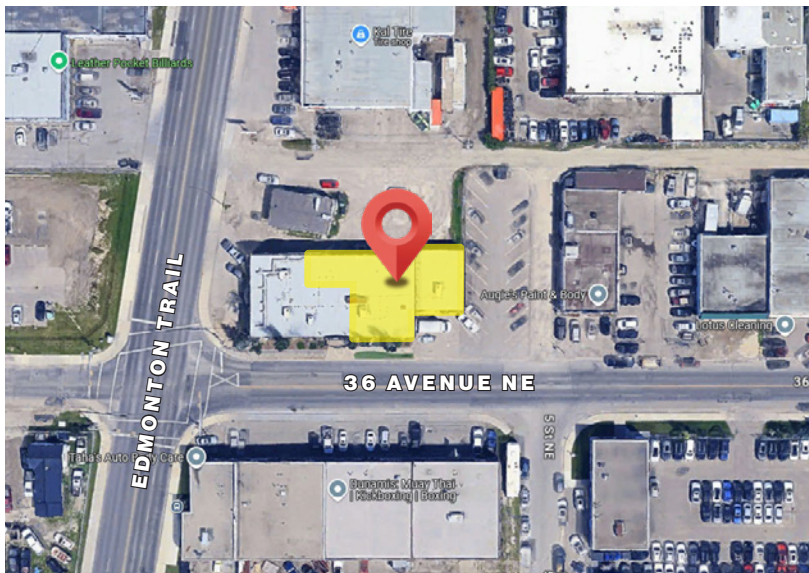
Board Room



Warehouse



Office



Work Shop

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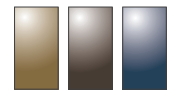
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NEIGHBORHOOD
Greenview



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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