



**Blackstone**  
Commercial Real Estate Services Inc.

**For Lease**

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

on Edmonton Trail



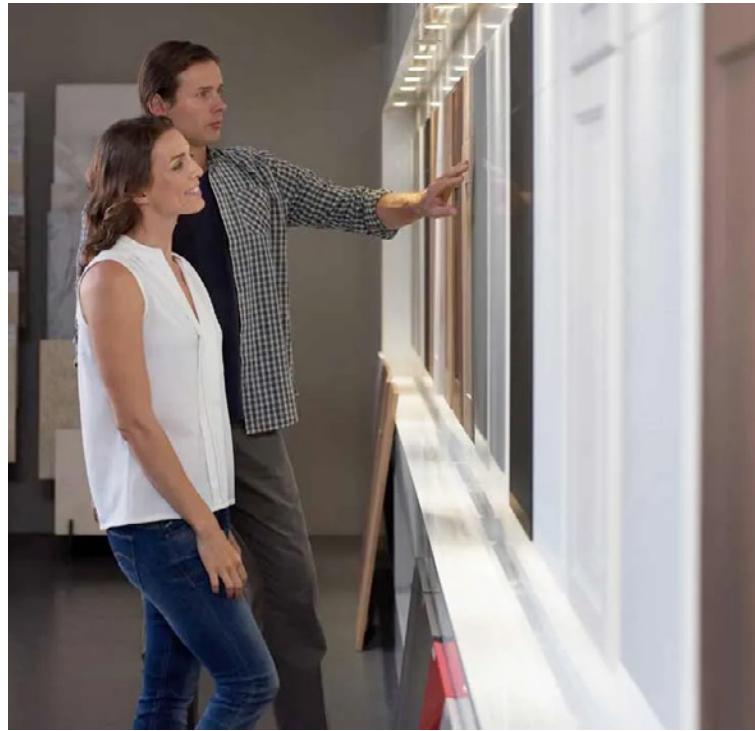
## 520 36 Avenue NE, Calgary AB

Versatile Commercial Bay + Showroom

### PROPERTY DETAILS

<b>Unit Size</b>	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)
<b>Net Rate</b>	Market
<b>Op Costs</b>	\$7.00 PSF (Est. 2025)
<b>Availability</b>	Immediate
<b>District</b>	Greenvale Industrial Park
<b>Zoning</b>	C-COR3
<b>Parking</b>	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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Calgary, Alberta T2V 2X5  
P 403.214.2344  
BlackstoneCommercial.com

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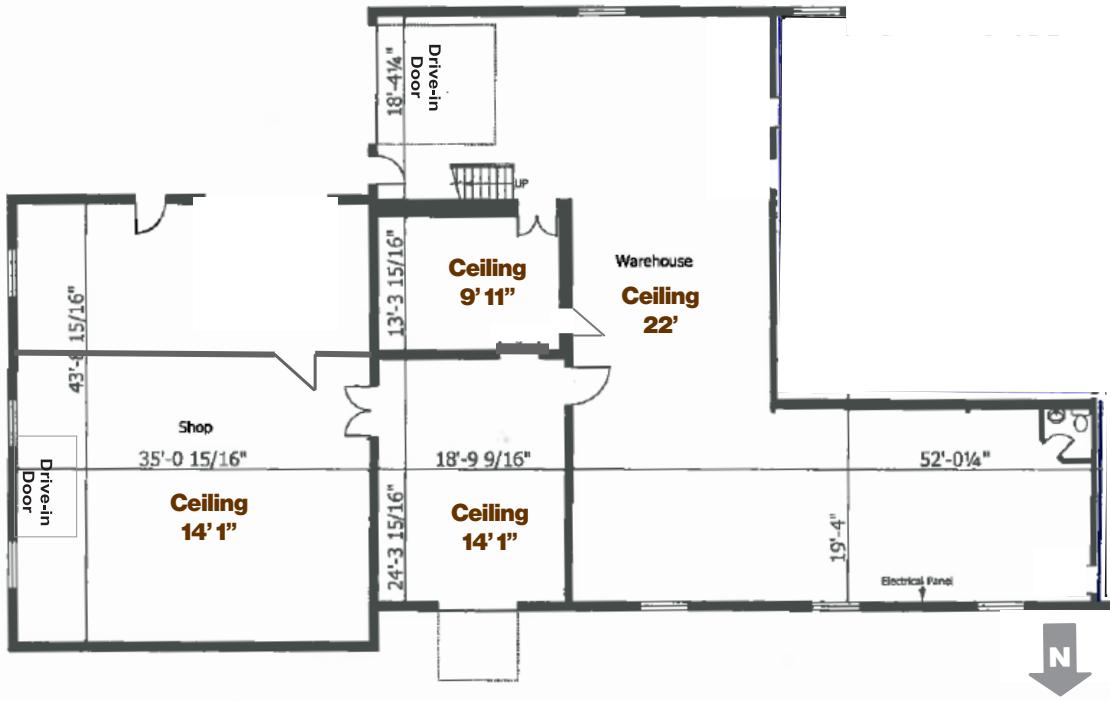
Versatile Commercial Space in Prime NE Calgary Location



36 Avenue NE

Parking  
#1  
#2  
#3  
LOADING DOOR

**Main Floor:** Showroom & Warehouse  
**4,667 SF**



Edmonton Trail ↑



**Second Floor:**  
**879 SF**





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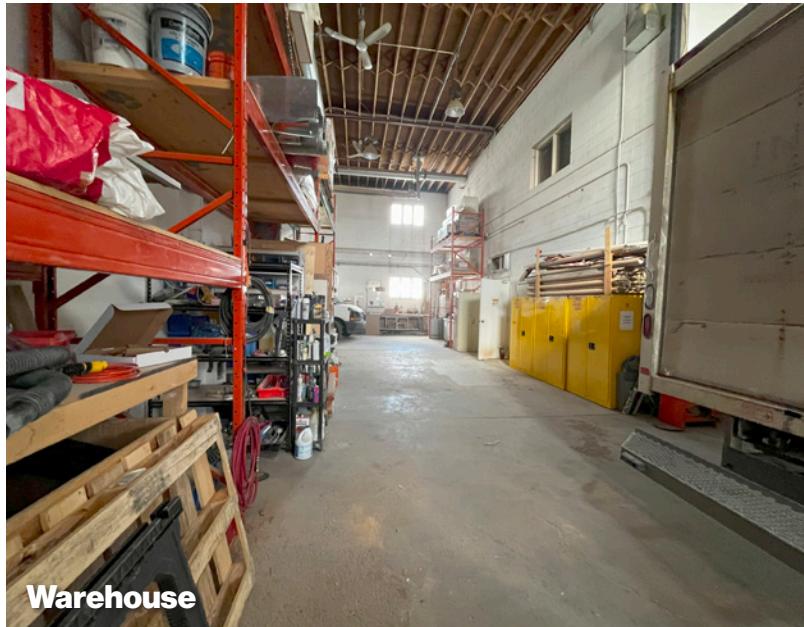
# For Lease

520 36 Avenue NE | Calgary, Alberta

Versatile Commercial Space in Prime NE Calgary Location 63



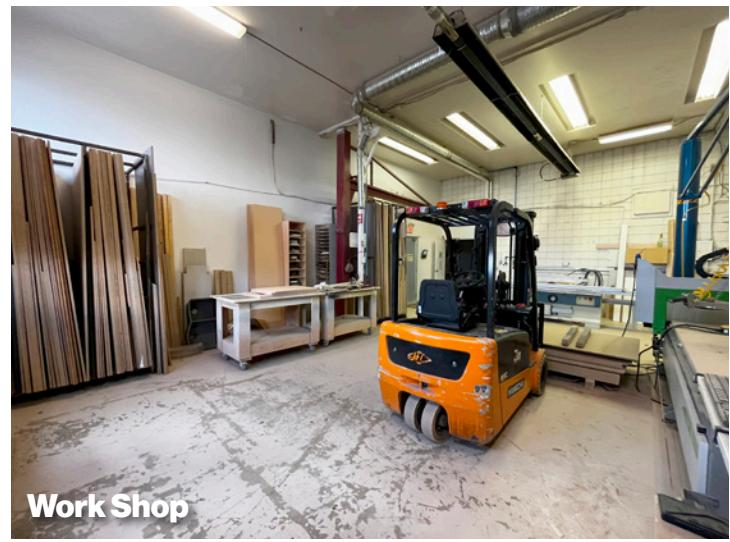
**Board Room**



**Warehouse**



**Office**



**Work Shop**

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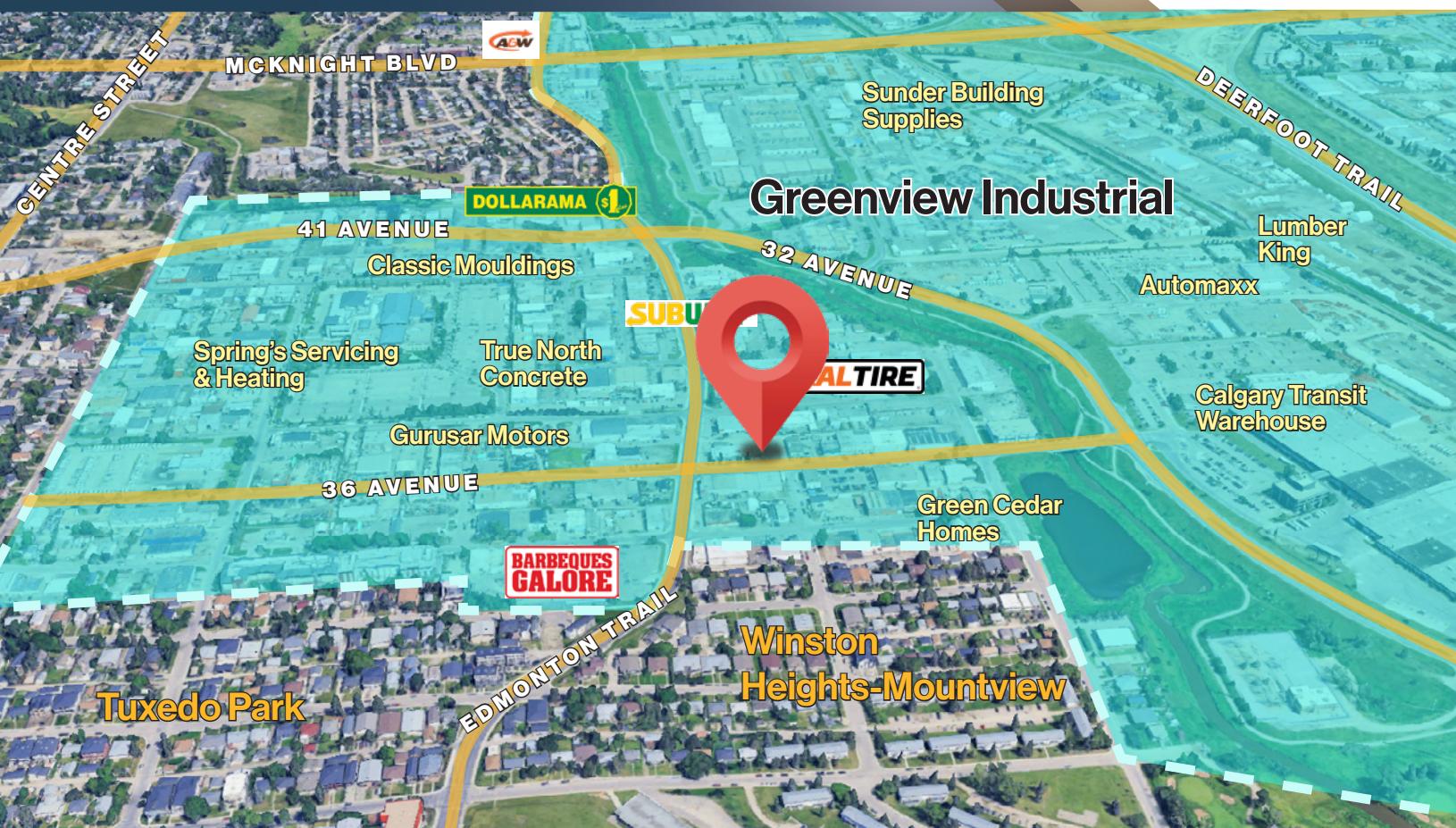
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**BlackstoneCommercial.com**

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520 36 Avenue NE | Calgary, Alberta

Versatile Commercial Space in Prime NE Calgary Location 63



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](http://BlackstoneCommercial.com)

For more information, please contact one of our associates.

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