

1160, 6520 36 Street NE  
Calgary, Alberta

MLS # A2274231



**\$799,900**

**Division:** Saddleridge Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Metro Mall

**Bus. Name:** -

**Size:** 1,455 sq.ft.

**Zoning:** I-B f0.5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent opportunity to own a fully developed, income-producing commercial unit with approx. 2,650 sq. ft. of finished space. The main floor front office (450+ sq. ft.) is leased to a travel agency for \$1,800/month, providing immediate rental income. The rear main floor (950 sq. ft.) is currently operated as a high-end ladies' salon; the seller is willing to remove salon equipment if the buyer prefers a vacant space. The second floor is fully developed and used as a training academy for men's and ladies' hair services. The owner is interested in renting back the upper level at current market rates—offering a great tenant for investors. The rear entry features a glass door modification while maintaining the original overhead door for added security. Please do not approach tenants or staff. Showings by appointment only.