



**FOR
SALE**

Metro Mall is located in a growing Commercial and Industrial community adjacent to the Calgary International Airport. This property features a variety of mixed use opportunities from Retail, Office, and Light Industrial. Walking distance to LRT and quick access to Metis Trail, Barlow Trail, Deerfoot Trail (QE2) and Stoney Trail.

METRO MALL

6520, 36 Street, NE, Calgary, AB

HIGHLIGHTS:

**RADISSON
HOTEL &
Convention Center**
shadow anchored

I-B ZONING
Industrial Business

WAREHOUSE
units with rear loading
&
14' OVERHEAD
doors and 22' clearances

ADJACENT TO
Calgary International Airport

153
parking stalls

MIXED USE OPTION
Retail, Office, Light Industrial

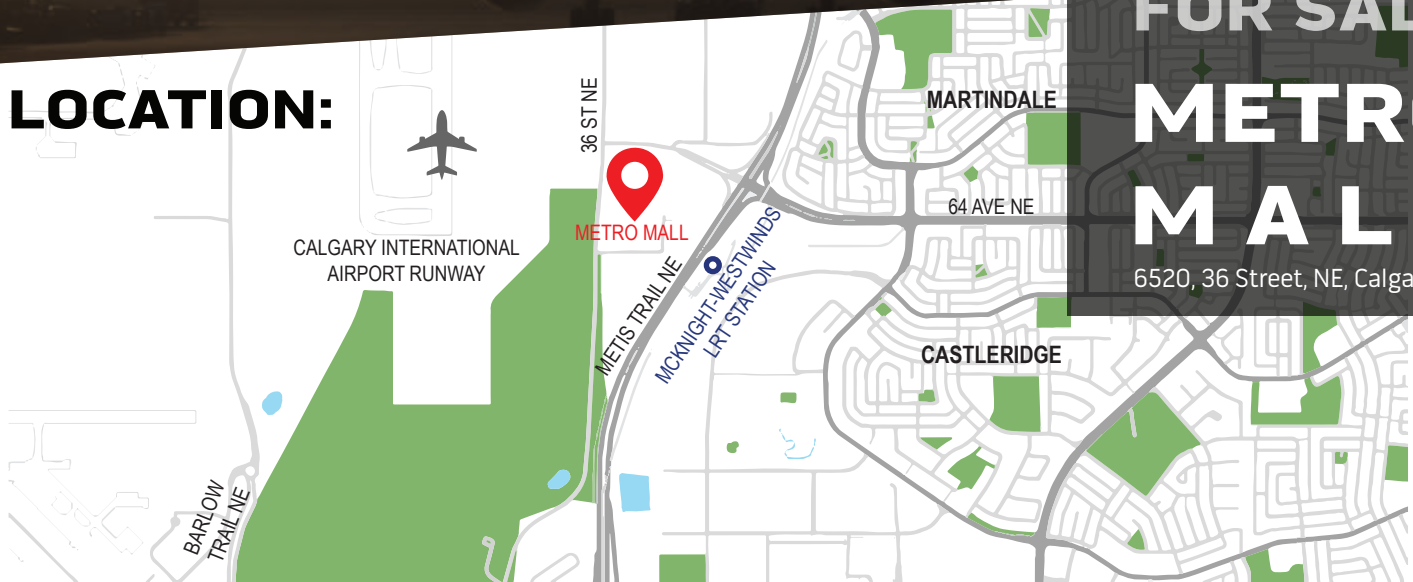
\$ 8.50 / sf
op. cost (est.)



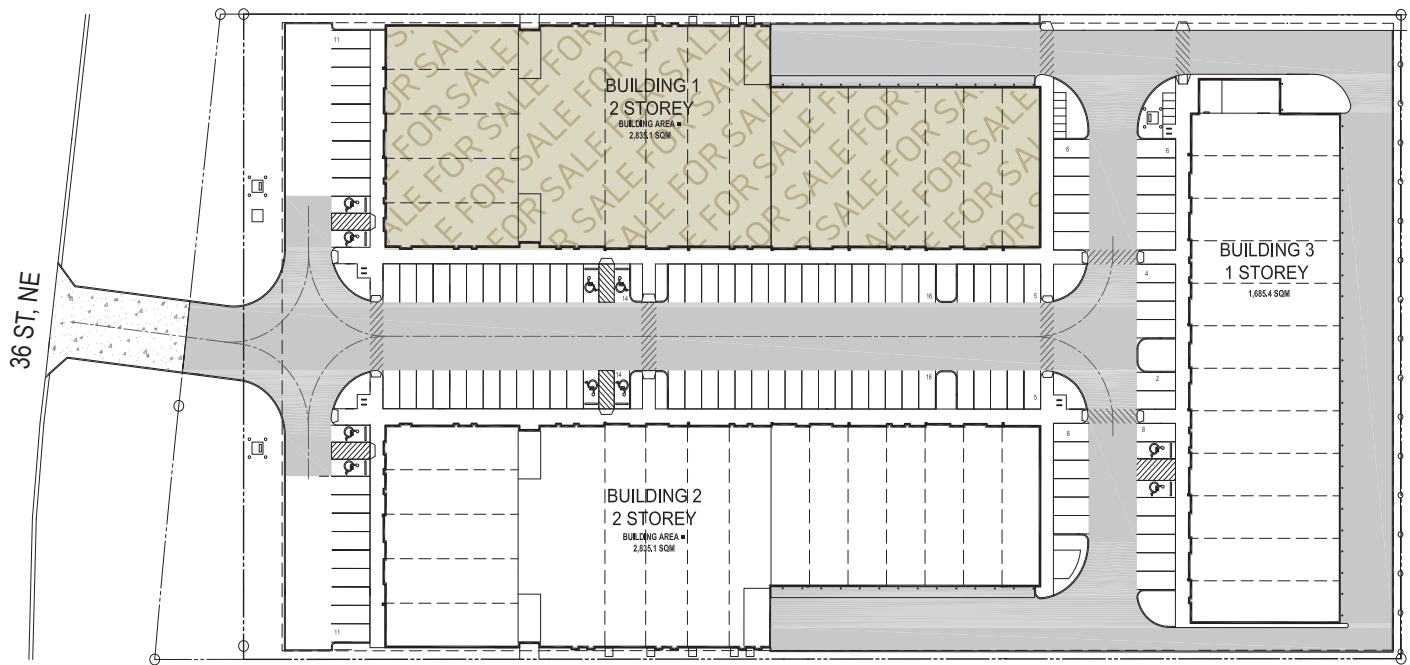
FOR SALE METRO MALL

6520, 36 Street, NE, Calgary, AB

LOCATION:



SITE MAP



SITE PLAN



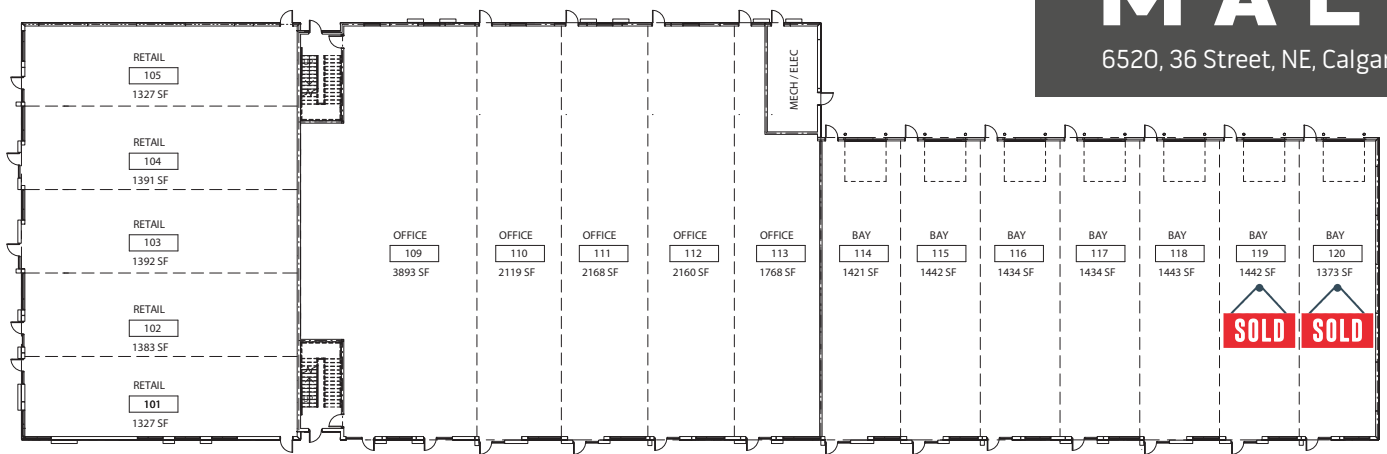


ALBERTA
COMMERCIAL GROUP

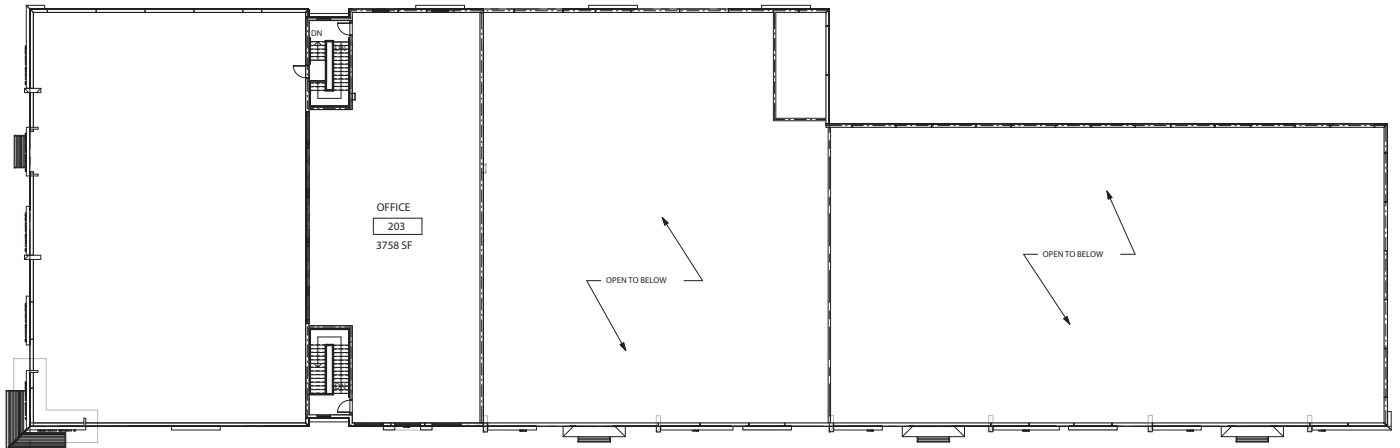
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BUILDING 1: SELLABLE AREA



MAIN FLOOR PLAN



SECOND FLOOR PLAN





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FOR SALE

**METRO
MALL**

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PERMITTED USES

CATERING
SERVICE - MINOR

COMPUTER
GAMES FACILITY

COUNSELLING
SERVICE

FINANCIAL
INSTITUTION

FOOD STORE
CONVENIENCE

INFORMATION
AND SERVICE PROVIDER

INSTRUCTIONAL
FACILITY

LIBRARY OFFICE

POWER
GENERATION
FACILITY - SMALL

PRINT
CENTRE

PROTECTIVE
AND EMERGENCY SERVICE

RADIO
AND TELEVISION
STUDIO

SPECIALIZED
INDUSTRIAL

BREWERY
WINERY AND DISTILLERY

CANNABIS
COUNSELLING

CHILD CARE
SERVICE

CONFERENCE
AND EVENT FACILITY

DRINKING
ESTABLISHMENT -
SMALL / MEDIUM

FITNESS
CENTRE

HEALTH SERVICES
LABORATORY

INDOOR
RECREATION
FACILITY

MEDICAL
CLINIC

POST-SECONDARY
LEARNING INSTITUTION

PRINTING
PUBLISHING AND
DISTRIBUTING

RESTAURANT
LICENSED - SMALL / MEDIUM

RETAIL
AND CONSUMER
SERVICE

DISCRETIONARY USES



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