

# STATION 36

Medical & Retail Commercial Condominiums

# FOR SALE

615 – 36th Street NE, Calgary, Alberta



## Own Your Space. *Control* Your Future.

Station 36 presents a rare opportunity to **own premium commercial condominium space** in a newly re-imagined medical and retail professional centre. Strategically positioned on **one of Calgary's busiest thoroughfares** and **steps from one of the city's highest-traffic LRT stations**, this offering delivers unmatched visibility, accessibility, and long-term value.



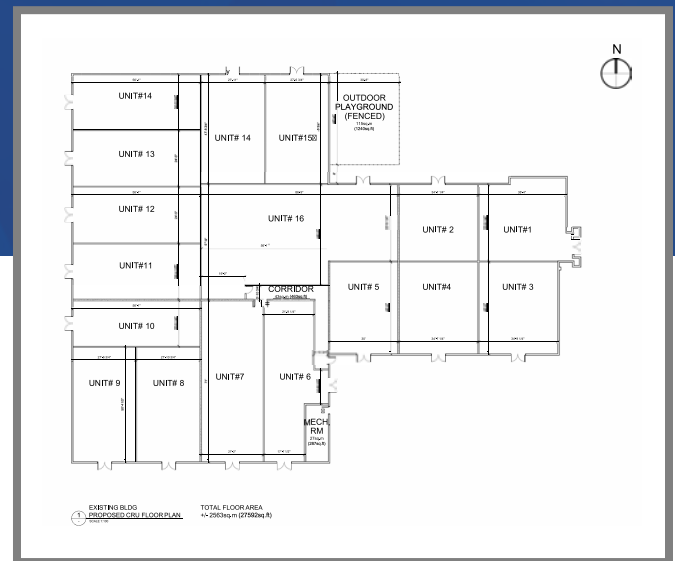
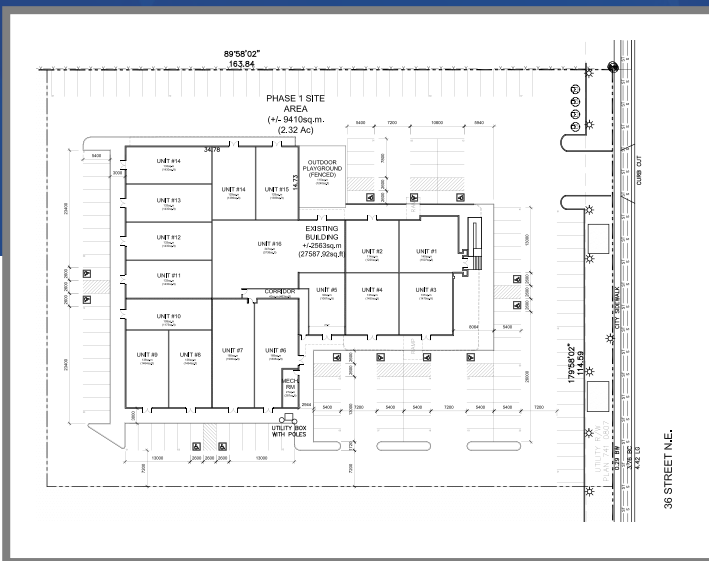
## An Unmatched Location

- Located in one of Calgary's most established and densely populated neighbourhoods, Station 36 benefits from a built-in customer base and consistent daily foot traffic.
- The site benefits from direct exposure to over 100,000 LRT commuters every day, creating exceptional brand visibility and walk-in potential.
- Immediate access to a major LRT station that has over 18,000 daily commuters stopping at this location.
- Situated on a high-traffic arterial roadway, 36th Street has over 35,000 VPD pass the site.
- Surrounded by commercial and residential communities that have been established for over 40 years.
- Strong daytime and evening traffic.
- Convenient access from two sides of the property.
- Ideal for both client-facing businesses and professional practices.

# Ideal Uses Include:

- Dentist
- Optometrist
- Massage/Physio
- Chiropractor
- Acupuncture
- Orthodontic Clinics
- Specialist
- GP / Pharmacy
- QSR Takeout
- Naturpath
- Mental Health & Counselling
- Vet
- Xray
- Foot Clinic
- Medical Equip. Rental/Sales
- Hearing Clinic
- Labs
- Daycare

The flexibility of unit layouts allows owners to customize spaces to suit their operational needs.



## The Building

Station 36 has been thoughtfully redesigned to meet the needs of modern commercial users while offering flexibility for a wide range of business types.

- **Total Building Size:** 27,618 ± sq. ft.
- **Only 17 Commercial Condominium Units Available**
- Units offered in **various sizes** to suit different business needs
- Market-priced opportunities for **owner-users and investors**
- Contemporary exterior and professional centre design
- Excellent signage and branding opportunities
- Options for first buyers to adjust Unit sizes

CRU	Unit Sqft with GU	CRU	Unit Sqft with GU
1	1523	10	1186
2	1238	11	1445
3	1495	12	1445
4	1471	13	1445
5	1136	14	1445
6	1925	15	1404
7	2118	16	1404
8	1480	17	3979
9	1480		

# LIMITED UNITS AVAILABLE.

Commercial ownership opportunities in established, transit-oriented locations are increasingly rare. Station 36 delivers the advantages of **location**, **ownership**, and **flexibility** in one exceptional offering.



## For More Information

### Danny Guild

403.605.9881

[info@station36.ca](mailto:info@station36.ca)

[Station36.ca](http://Station36.ca)

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