

# CENTER 36

A Centre designed for the success of YOUR Business

Commercial Business Center offering a combination of Medical,  
Retail and Office opportunities for Sale or Lease

Potential for 35,000 to 40,000 sqft  
Medical Park

Pre-Leasing/  
Pre-Sale

**Zoning – C COR 2**



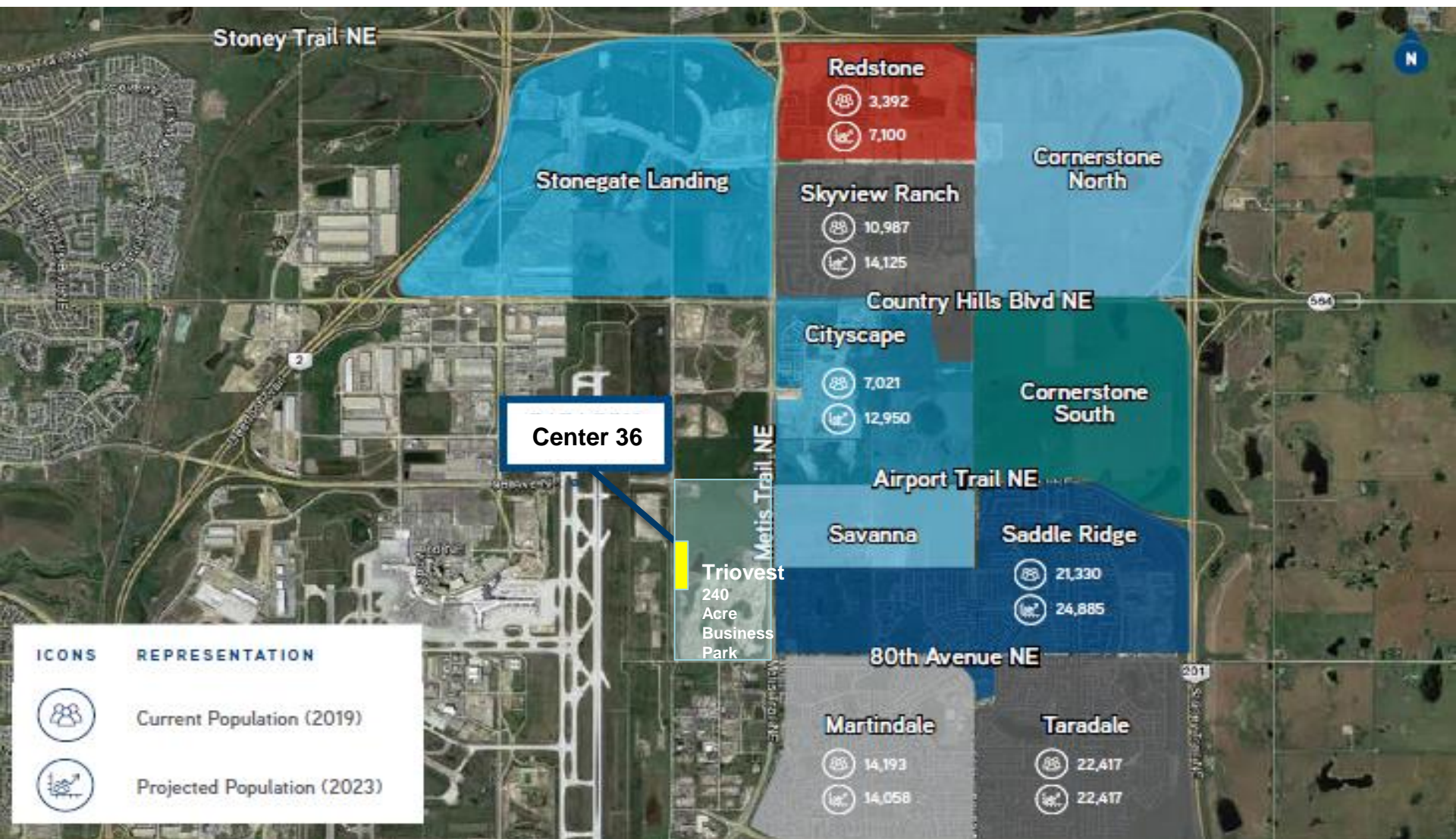
**AIRPORT  
RUNWAYS**

**Mike Bhullar:**  
**403.754.5698**

[info@paragoncommercial.ca](mailto:info@paragoncommercial.ca)  
[www.paragoncommercial.ca](http://www.paragoncommercial.ca)

**9020-36 STREET NE**

# NEARBY NEIGHBORHOODS



# OVERVIEW SITE LOCATION

## AIRPORT LAND / RUNWAY AREA



# PROPERTY HIGHLIGHTS

- » 70,000 SF Retail / Office / Medical Business Center with **C- COR 2 - ZONING**
- » Condo Units for Sale or Lease
- » Excellent Exposure to 36<sup>th</sup> street, Metis Trail, Country Hills and 96<sup>th</sup> Ave( Airport Tunnel)
- » 2 mins from Deerfoot and Stoney Trail.
- » Proximity to one of the largest residential communities of Skyview, Cityscape and Savanna.
- » Surrounded by Triovest's 210 Acre Industrial / Office Business Park.
- » Centre 36<sup>th</sup> is located right beside a future ER Pond, amazing walking paths, Community Soccer and field hockey fields
- » To the west is amazing views of the Airport Runways and planes landing and taking off.
- » 2<sup>nd</sup> floor Office has unobstructed views of either the airport or the pond and fields.
- » Opportunity to own your condo and never worry about a landlord.
- » Ample surface parking
- » Projected build: 2021 Q1
- » **Exclusivity** for many uses Available.
- » Approved Drive Through
- » **Banquet Hall Opportunity Available in Building E**

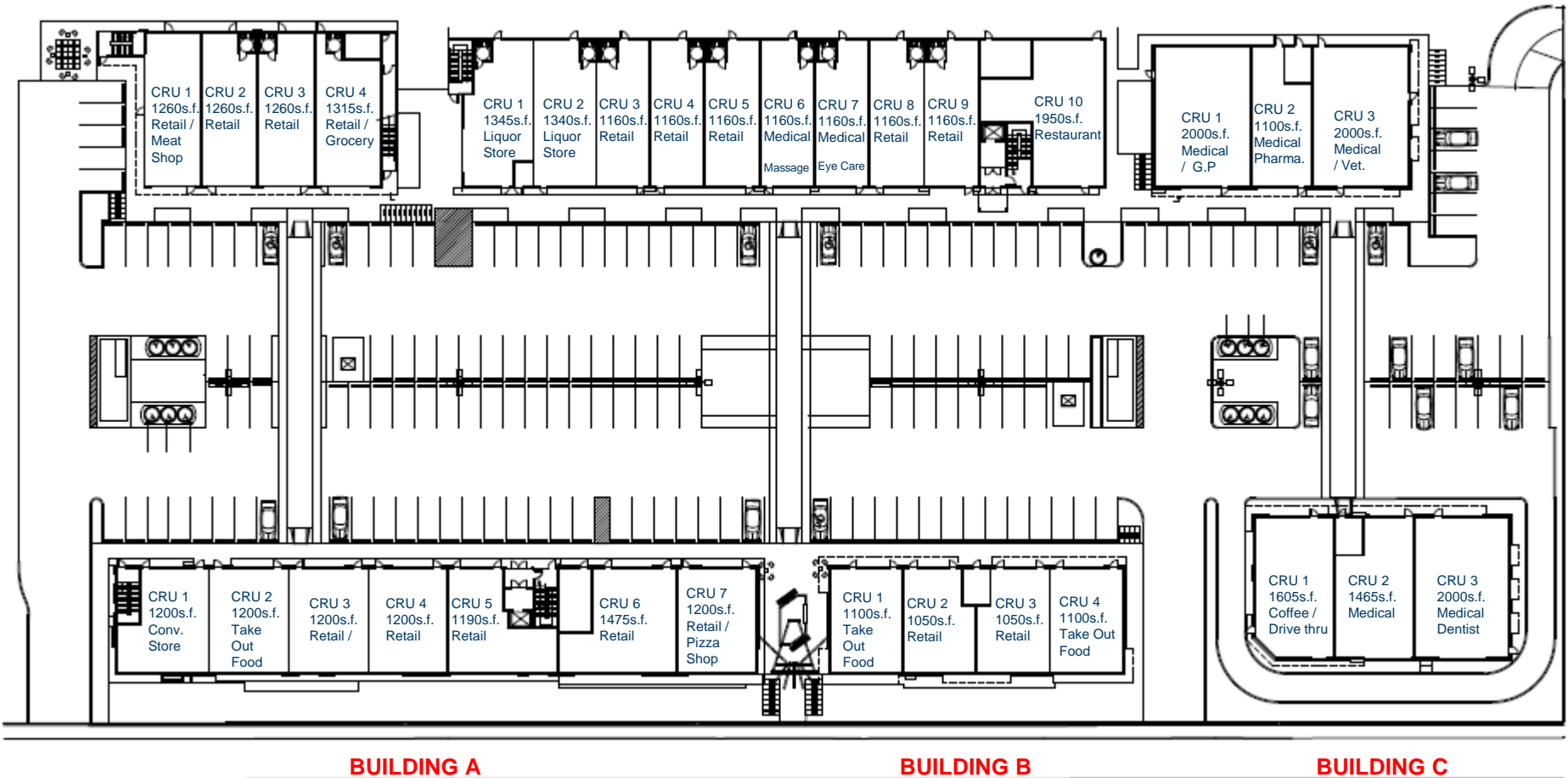


# MAIN FLOOR SITE PLAN

**BUILDING D**

**BUILDING E**

**BUILDING F**



**BUILDING A**

**BUILDING B**

**BUILDING C**

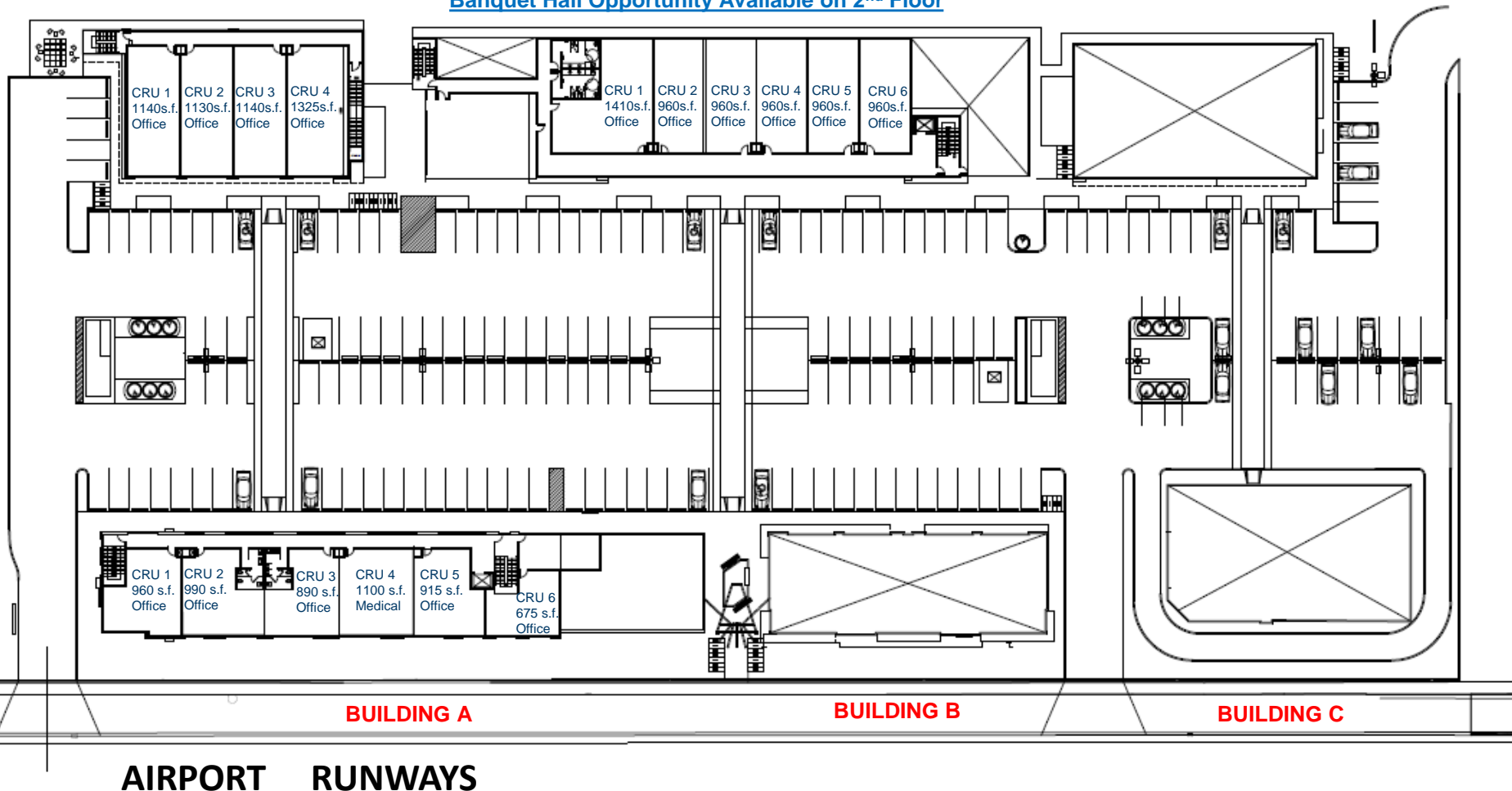
# SECOND FLOOR SITE PLAN

**BUILDING D**

**BUILDING E**

**BUILDING F**

Banquet Hall Opportunity Available on 2<sup>nd</sup> Floor



# CENTER 36

For more information on this opportunity, please call

**Mike Bhullar:** 403.754.5698

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

[www.paragoncommercial.ca](http://www.paragoncommercial.ca)

**Exclusivity** for many uses Available.



E. & O.E. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed