

\$1,149,900 - 2040 36 Street Se, Calgary

MLS® #A2175489

\$1,149,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

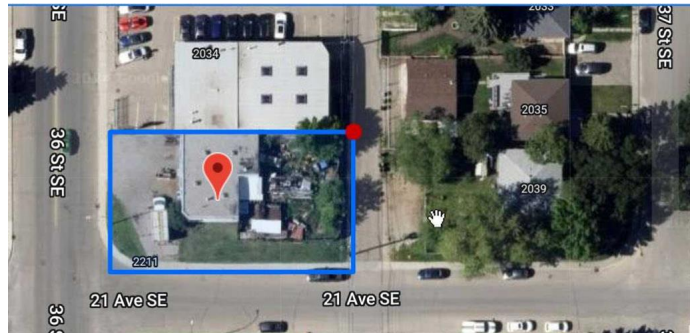
Forest Lawn Industrial, Calgary, Alberta

Prime Commercial Development Opportunity in Southeast Calgary! This 7200 sq.ft corner lot at 2040 26 Street SE presents a rare opportunity for investors, developers, and builders. Currently featuring a 1700 sq.ft warehouse utilized as a mechanic and trailer repair shop, the retiring seller is offering a blank canvas for your vision. With its high-visibility location and versatile C-COR zoning (or the actual zoning designation), this property is ideal for a variety of uses. Reimagine the existing structure or build new – the possibilities are endless! Consider professional offices (lawyer, dentist, doctor), a medical lab, restaurant, community service center, language school, or other ventures. Single-unit commercial properties like this are scarce. Don't miss out – act quickly to secure this golden opportunity! Treat this property as LAND VALUE ONLY!

Built in 1968

Essential Information

| | |
|------------|-------------|
| MLS® # | A2175489 |
| Price | \$1,149,900 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Year Built | 1968 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|------------------------|
| Address | 2040 36 Street Se |
| Subdivision | Forest Lawn Industrial |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 0X8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|-----------------|--------------------------------|
| Lot Description | Near Shopping Center, Open Lot |
| Roof | Asphalt/Gravel |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 25th, 2024 |
| Days on Market | 191 |
| Zoning | CORRIDOR 2 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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