# \$949,000 - 2040 36 Street Se, Calgary

MLS® #A2175489

## \$949,000

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 â€" 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 â€" act quickly to secure this golden opportunity! Treat this property as LAND VALUE ONLY!







Built in 1968

#### **Essential Information**

MLS® # A2175489 Price \$949,000

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 375

Zoning CORRIDOR 2

# **Listing Details**

Listing Office First Place Realty

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