

# \$1,249,900 - 2040 36 Street Se, Calgary

MLS® #A2175489

**\$1,249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

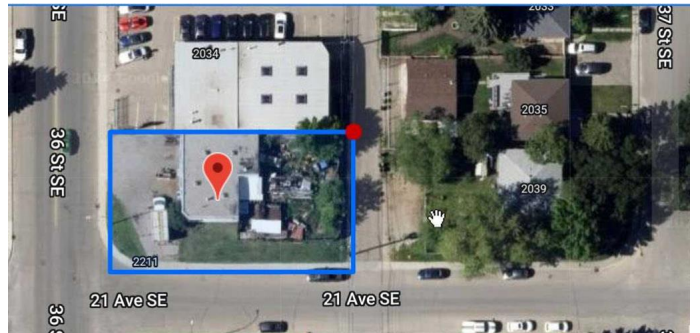
Forest Lawn Industrial, Calgary, Alberta

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	\$1,249,900
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
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## Interior

Heating	Forced Air, Natural Gas
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## Exterior

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

## Additional Information

Date Listed	October 25th, 2024
Days on Market	161
Zoning	CORRIDOR 2

## Listing Details

Listing Office	First Place Realty
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