\$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 369

Zoning CORRIDOR 2

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.