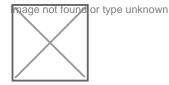


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1721 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26495

MLS ID: A2157265

\$750,000



△ GORDON CHOW

(403) 708-6636

Homecare Realty Ltd.

3 587-432-1588

1721 36 Street SE, Calgary, Alberta T2A 1C7

Transaction Type

For Sale

Days On Market

Property Sub Type

Building Area (Sq. M.)

16

Zoning MU-2

Subdivision

Year Built Forest Lawn 1946

Structure Type

Retail

Property Type

Commercial

Legal Plan 3551GR

Building Area (Sq. Ft.)

1695.32

157.50

Retail

N/A

Inclusions

Restrictions None Known

Reports RPR, Title

6,356.63 sqft lot size. This commercial property is a rare opportunity primarily valued for its land. Situated in the bustling Forest Lawn community, this location offers prime visibility and access on 36 Street SE, perfect for redevelopment or investment. The property, owned by the same family since 1997, making it ideal for those looking to tear down or extensively renovate. The value here is in the land—a substantial lot in an area undergoing revitalization, with endless potential for the right buyer. Whether you're an investor looking to capitalize on the location or a developer with a vision, this property offers a blank canvas in a high-traffic, diverse community. Don't miss your chance to acquire a piece of Forest Lawn's future. Please note that we are not sure when the building was built. It's just an estimate.

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