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1721 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
26495


MLS ID:
A2157265

\$750,000



 **GORDON CHOW**
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 Homecare Realty Ltd.
 587-432-1588

 1721 36 Street SE, Calgary , Alberta T2A 1C7

Transaction Type For Sale	Days On Market 16	Zoning MU-2
Subdivision Forest Lawn	Year Built 1946	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 3551GR
Building Area (Sq. Ft.) 1695.32	Building Area (Sq. M.) 157.50	Inclusions N/A
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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