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COMMERCIAL ,MOBILE/TRAILER PARK FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta



Listing ID:
28879


MLS ID:
A2175489

\$1,249,900



 **SOON THIEU**
 (403) 650-1488

 First Place Realty
 403-547-8401

 2040 36 Street SE, Calgary , Alberta T2B 0X8

Transaction Type For Sale	Days On Market 96	Business Name CALGARY MACHINE CO
Business Type Commercial ,Mobile/Trailer Park	Zoning CORRIDOR 2	Subdivision Forest Lawn Industrial
Building Type Commercial Mix	Year Built 1968	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 6101GW
Building Area (Sq. Ft.) 1700.00	Building Area (Sq. M.) 157.93	Lot Size (Sq. Ft.) 7195
Lot Size (Acres) 0.17	Footprint (Sq. Ft.) 7195	Roof Asphalt/Gravel
Heating Forced Air,Natural Gas	Lot Features Near Shopping Center,Open Lot	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Direct Access,Lane,Major Shopping Nearby,Public Transportation Nearby
Inclusions NONE	Restrictions See Remarks	Reports RPR Without Compliance

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!

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