

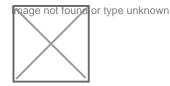
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MLS ID:

A2210579

## 2008 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:Calgary, Alberta30137

\$1,249,000



SOON THIEU

(403) 650-1488

First Place Realty

**403-547-8401** 

2008 36 Street SE, Calgary , Alberta T2B 0X8

**Transaction Type** 

For Sale

on Type

Zoning

C-COR2

Year Built

1958

**Property Sub Type** 

Retail

Building Area (Sq. M.)

297.29

Roof

Asphalt/Gravel

Lot Features

Near Public Transit, Near Shopping

Center

Reports

Aerial Photos,RPR,Title

Title

Fee Simple

Subdivision

Forest Lawn

Structure Type

Retail

Legal Plan

6101GW

Lot Size (Sq. Ft.)

5963

Foundation

Poured Concrete

Inclusions

NIL

**Days On Market** 

156

**Building Type** 

Commercial Mix, Free-Standing

**Property Type** 

Commercial

Building Area (Sq. Ft.)

3200.00

Lot Size (Acres)

0.14

Heating

Forced Air, Natural Gas

Restrictions

Call Lister

Attention Investors and Entrepreneurs! Prime Location! Independent Commercial Property for Sale (South East Calgary) - Rare Opportunity! This is a once-in-a-lifetime opportunity to own a well-established commercial property in a prime location on Calgary's bustling southeast main street. • Size: 3,200 sq. ft. concrete building. • Zoning: C-COR2 (perfect for a wide range of commercial uses) •Location: High-traffic main street in southeast Calgary. • Reason for Sale: The Seller is retiring after 30+ years of successful business. Why This Property is a Must-See: • Unbeatable Location: High visibility and foot traffic on a major thoroughfare. • Rare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. • Solid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. •Flexible Zoning: C-COR2 zoning allows for a variety of commercial uses, giving you the freedom to adapt to your business needs. Don't miss out on this incredible opportunity! This is a perfect property for established businesses looking to expand, entrepreneurs seeking their dream location, or investors seeking a high-yield commercial asset. Easy to viewing. Arrange the appointmentfor a private showing.

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