

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.

2008 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30137


MLS ID:
A2210579

\$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	Title Fee Simple	Days On Market 156
Zoning C-COR2	Subdivision Forest Lawn	Building Type Commercial Mix,Free-Standing
Year Built 1958	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 6101GW	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Lot Size (Sq. Ft.) 5963	Lot Size (Acres) 0.14
Roof Asphalt/Gravel	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Lot Features Near Public Transit,Near Shopping Center	Inclusions NIL	Restrictions Call Lister
Reports Aerial Photos,RPR,Title		

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.