# \$1,249,000 - 2008 36 Street Se, Calgary

MLS® #A2210579

## \$1,249,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.14 Acres

Forest Lawn, Calgary, Alberta

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 appointment for a private showing.







Built in 1958

#### **Essential Information**

MLS® # A2210579 Price \$1,249,000

Bathrooms 0.00 Acres 0.14 Year Built 1958

Type Commercial

Sub-Type Retail
Status Active

## **Community Information**

Address 2008 36 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 0X8

## **Amenities**

Parking Spaces 8

# Interior

Heating Forced Air, Natural Gas

## **Exterior**

Lot Description Near Shopping Center, Near Public Transit

Roof Asphalt/Gravel Foundation Poured Concrete

#### Additional Information

Date Listed April 10th, 2025

Days on Market 205

Zoning C-COR2

## **Listing Details**

Listing Office First Place Realty

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