

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

MLS® #A2210579

\$1,249,000

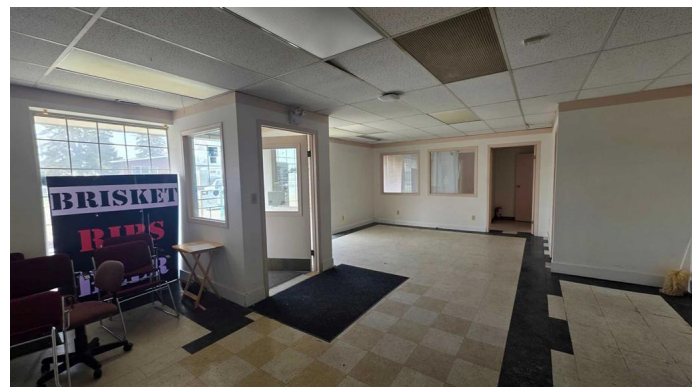
0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

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. â€¢ Size: 3,200 sq. ft. concrete building. â€¢ Zoning: C-COR2 (perfect for a wide range of commercial uses) â€¢ Location: High-traffic main street in southeast Calgary. â€¢ Reason for Sale: The Seller is retiring after 30+ years of successful business. Why This Property is a Must-See: â€¢ Unbeatable Location: High visibility and foot traffic on a major thoroughfare. â€¢ Rare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. â€¢ Solid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. â€¢ 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 | 156 |
| Zoning | C-COR2 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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