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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

\$999,000



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

 **First Place Realty**
 403-547-8401

 2040 36 Street SE, Calgary , Alberta T2B 0X8

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| Transaction Type For Sale | Days On Market 248 | 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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