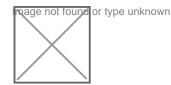


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1721 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29712

MLS ID: A2200973

\$699,799



△ RICHARD CHAU

**2** (403) 259-4141

4th Street Holdings Ltd.

**403-216-1600** 

1721 36 Street SE, Calgary, Alberta T2A 1C7

**Transaction Type** 

For Sale

**Days On Market** 

113

**Zoning** MU-2

Subdivision

Albert Park/Radisson Heights

**Building Type**Free-Standing

Year Built

**Structure Type** 

Other

Property Type Commercial **Property Sub Type** 

Retail

1955

Legal Plan

3551GR

Building Area (Sq. Ft.)

17071.56

Building Area (Sq. M.)

1585.99

Lot Size (Sq. Ft.)

6350

Lot Size (Acres)

0.15

Inclusions

None

RestrictionsReportsNone KnownRPR

Land Value Only! Exciting Opportunity for Builders and Investors! This expansive Zoning MU-2 commercial lot 6,350 sqft is an unique find, primarily valued for its prime land. Located in the vibrant Albert Park/ Radisson Heights community, it boasts excellent visibilityandaccess along 36 Street SE, making it ideal for redevelopment or investment. The property presents an excellent chance for those interested in tearing down or renovating extensively. With revitalization underway in the area, the potential here is significant for the right buyer. Whether you're an investor looking to maximize location value or a developer with bold ideas, this property offers a blank canvas in a bustling, diverse neighborhood. Property sold on "as is" basis no warranties/representations on behalf of seller or its agents.

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