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## 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**  
 (403) 259-4141

 4th Street Holdings Ltd.  
 403-216-1600

 1721 36 Street SE, Calgary , Alberta T2A 1C7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 113	<b>Zoning</b> MU-2
<b>Subdivision</b> Albert Park/Radisson Heights	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1955
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 3551GR	<b>Building Area (Sq. Ft.)</b> 17071.56	<b>Building Area (Sq. M.)</b> 1585.99
<b>Lot Size (Sq. Ft.)</b> 6350	<b>Lot Size (Acres)</b> 0.15	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> RPR	

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 visibility and access 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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