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## 2008 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30137


**MLS ID:**  
A2210579

**\$1,299,000**



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

 First Place Realty  
 403-547-8401

 2008 36 Street SE, Calgary , Alberta T2B 0X8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 99
<b>Zoning</b> C-COR2	<b>Subdivision</b> Forest Lawn	<b>Building Type</b> Commercial Mix,Free-Standing
<b>Year Built</b> 1958	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6101GW	<b>Building Area (Sq. Ft.)</b> 3200.00
<b>Building Area (Sq. M.)</b> 297.29	<b>Lot Size (Sq. Ft.)</b> 5963	<b>Lot Size (Acres)</b> 0.14
<b>Roof</b> Asphalt/Gravel	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Near Public Transit,Near Shopping Center	<b>Inclusions</b> NIL	<b>Restrictions</b> Call Lister
<b>Reports</b> Aerial Photos,RPR,Title		

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 appointmentfor a private showing.

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