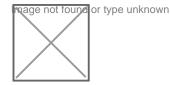


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1721 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31467 A2239056

MLS ID:

\$675,000



A RICHARD CHAU

**2** (403) 259-4141

■ RE/MAX Realty Professionals

**403-259-4141** 

1721 36 Street SE, Calgary, Alberta T2A 1C7

**Transaction Type** 

For Sale

Days On Market

1

Zoning

MU-2 f4.5h20

Subdivision

Albert Park/Radisson Heights

**Building Type**Free-Standing

Year Built 1955

Structure Type

Other

**Property Type**Commercial

**Property Sub Type** 

Retail

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

N/A

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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