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1721 36 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
31467


MLS ID:
A2239056

\$675,000



 **RICHARD CHAU**
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 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

Restrictions

None Known

Reports

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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