

# \$1,149,900 - 2040 36 Street Se, Calgary

MLS® #A2175489

**\$1,149,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

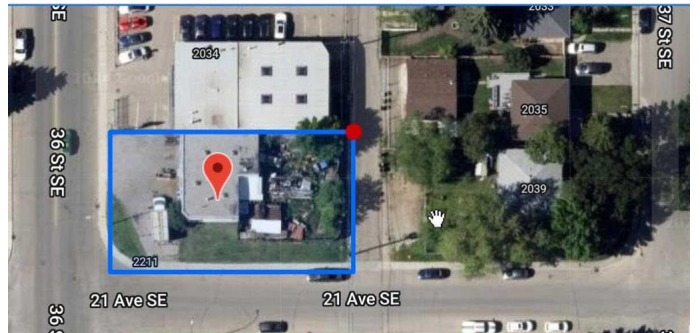
Forest Lawn Industrial, Calgary, Alberta

Prime Commercial Development Opportunity in Southeast Calgary! This 7200 sq.ft corner lot at 2040 26 Street SE presents a rare opportunity for investors, developers, and builders. Currently featuring a 1700 sq.ft warehouse utilized as a mechanic and trailer repair shop, the retiring seller is offering a blank canvas for your vision. With its high-visibility location and versatile C-COR zoning (or the actual zoning designation), this property is ideal for a variety of uses. Reimagine the existing structure or build new – the possibilities are endless! Consider professional offices (lawyer, dentist, doctor), a medical lab, restaurant, community service center, language school, or other ventures. Single-unit commercial properties like this are scarce. Don't miss out – act quickly to secure this golden opportunity! Treat this property as LAND VALUE ONLY!

Built in 1968

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2175489    |
| Price      | \$1,149,900 |
| Bathrooms  | 0.00        |
| Acres      | 0.17        |
| Year Built | 1968        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2040 36 Street Se      |
| Subdivision | Forest Lawn Industrial |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 0X8                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Near Shopping Center, Open Lot |
| Roof            | Asphalt/Gravel                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2024 |
| Days on Market | 177                |
| Zoning         | CORRIDOR 2         |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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