

# \$999,000 - 2040 36 Street Se, Calgary

MLS® #A2175489

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

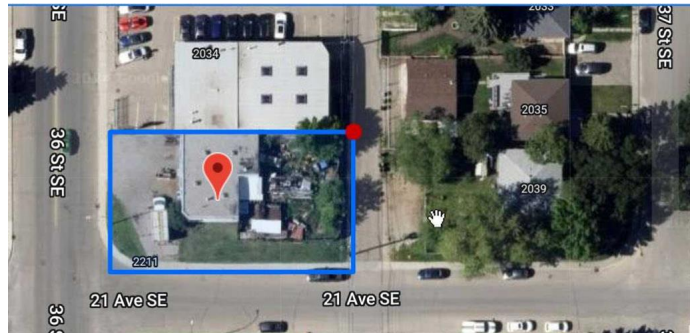
Forest Lawn Industrial, Calgary, Alberta

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	\$999,000
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	261
Zoning	CORRIDOR 2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.