

# \$1,249,000 - 2008 36 Street Se, Calgary

MLS® #A2210579

**\$1,249,000**

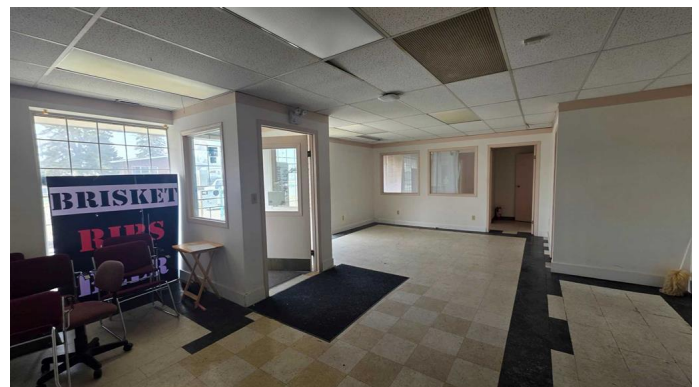
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Forest Lawn, Calgary, Alberta

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. â€¢ Size: 3,200 sq. ft. concrete building. â€¢ Zoning: C-COR2 (perfect for a wide range of commercial uses) â€¢ Location: High-traffic main street in southeast Calgary. â€¢ Reason for Sale: The Seller is retiring after 30+ years of successful business. Why This Property is a Must-See: â€¢ Unbeatable Location: High visibility and foot traffic on a major thoroughfare. â€¢ Rare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. â€¢ Solid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. â€¢ 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 appointment for a private showing.

Built in 1958

## Essential Information



MLS® #	A2210579
Price	\$1,249,000
Bathrooms	0.00
Acres	0.14
Year Built	1958
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	2008 36 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0X8

### Amenities

Parking Spaces	8
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Lot Description	Near Shopping Center, Near Public Transit
Roof	Asphalt/Gravel
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	159
Zoning	C-COR2

### Listing Details

Listing Office	First Place Realty
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