

2040 36 Street SE
Calgary, Alberta

MLS # A2175489

\$949,000



Division:	Forest Lawn Industrial
Type:	Industrial
Bus. Type:	Commercial ,Mobile/Trailer Park
Sale/Lease:	For Sale
Bldg. Name:	cALGARY MACHINE CO
Bus. Name:	CALGARY MACHINE CO
Size:	1,700 sq.ft.
Zoning:	CORRIDOR 2

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt/Gravel	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.17 Acre
Sewer:	-	Lot Feat:	Near Shopping Center, Open Lot
Inclusions:	NONE		

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!