



1306 36 Street Calgary Alberta

\$574,900

DEVELOPER ALERT!! Land value only - This 50 x 125 ft lot, featuring sought after H-GO zoning, is an exceptional canvas for your next investment project. With conceptual building plans available for 5 + 5 units, this property offers incredible potential for a multi-unit development tailored to the growing demand for rental housing in the area. Situated in a prime location, this lot boasts unbeatable convenience. Residents will enjoy effortless access to public transportation, making commuting a breeze. The property is also just minutes from shopping and all the amenities needed for modern living. Seller is offering a vendor take-back (VTB) financing option, available with just 20% down, a one-year term, and a 0% interest rate--making this opportunity even more accessible and allowing you to get all permits and approvals in place. Don't miss your chance to invest in one of Forest Lawn's most promising redevelopment opportunities. Contact your favourite Realtor today to explore the possibilities! (id:6769)

Bedroom 9.67 Ft x 9.67 Ft

3pc Bathroom 4.00 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://mikeanddee.ca/>



See

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