



## 1814 36 Street Calgary Alberta

\$1,920,000

Excellent investment opportunity to own two adjacent properties in the Forest Lawn area of southeast Calgary. This property (MLS: A2064927) includes land and the building with an existing Tenant who runs a successful long-standing Restaurant and Pub property fully leased until December 31st, 2026. This land parcel is 10,742 square feet in size and the property is improved with a 6,600-square-foot restaurant/bar constructed in 1976. Construction consists of a poured-in-place concrete foundation supporting a concrete block superstructure with a mix of flat and sloped roof systems. The building has a full basement, approx. 2/3 of which is underground parking and the rest is storage and offices. The building has 600 amp 120-208Volt, 3 phase power. The other property to the east at 1813 37 Street SE (A2065023) is 9,440 square feet and is the 27-stall paved parking lot for the Restaurant Pub operation. The total Land area of both properties is 20,182 SqFt (1874.97m2) and both lots are Zoned MU-2f4.5h20 (Mixed Use - Active Frontage) which allows for a mix of street-front commercial and upper-floor residential uses. Excellent investment or redevelopment opportunity in the busy 36 Street and International Avenue (17th Ave) SE area, which is just 15 minutes away from the Airport and 11 minutes to downtown Calgary, plus very close to many residential communities (customers for this restaurant pub Tenant). These properties have excellent access in and out to major roadways including 17th Avenue, 36th Street, Deerfoot Trail and Stoney Trail. Forest Lawn is close to many redevelopment projects. Exclusions: All restaurant and pub equipment including fridges, freezers, coolers, bars with counters and VLT machines are not owned by the Seller Both properties, MLS A2064927 and A2065023 need to be sold together as Seller will not consider selling separately. \*\*\*Please do not disturb Rest...

Listing Presented By:



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