



Galaxy S23 Ultra

## 2008 36 Street Calgary Alberta

\$1,229,000

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. Details: oSize: 3,200 sq. ft. concrete building oZoning: C-COR2 (perfect for a wide range of commercial uses) oLocation: High-traffic main street in southeast Calgary. o Reason for Sale: Seller is retiring after 30+ years of successful business Why This Property is a Must-See: oUnbeatable Location: High visibility and foot traffic on a major thoroughfare. oRare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. oSolid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. oFlexible Zoning: C-COR2 zoning allows for a variety of commercial uses, giving you the freedom to adapt 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. (id:6769)

Listing Presented By:



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First Place Realty

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# RE/MAX®

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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net