



## 2040 36 Street Calgary Alberta

\$1,249,900

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! (id:6769)

Listing Presented By:



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First Place Realty

<http://www.soonthieu.com/>

# RE/MAX®

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