



## 1813 37 Street Calgary Alberta

\$860,000

Excellent investment opportunity to own two adjacent properties in the Forest Lawn area of southeast Calgary. This property at 1813 37 Street SE (MLS A2065023) is 9,440 square feet and has a paved parking lot for the Restaurant Pub operation. It has 27 parking stalls with access from the paved alley. The main property to the west across the alley (MLS: A2064927) includes land and a building with a successful long-standing Restaurant and Pub property fully leased until December 31st, 2026. This 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 plus storage and office space. Building has more than enough electrical power at 600 Amps, 120-208 Volt, 3 phase power. The total Land area of both properties is 20,182 Sq.Ft. (1874.97m<sup>2</sup>) and both city 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. Both properties, MLS A2064927 and A2065023 need to be sold together as Seller will not consider selling separately \*\*\*Please do not disturb Restaurant operators with questions or inquiries, please get in touch...

Listing Presented By:



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