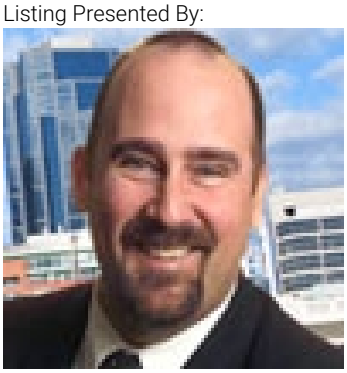


2040 36 Street Calgary Alberta

$1,000,000

Exceptional investment, building, and development opportunity located in the established Forest Lawn Industrial area at 2040 36 Street SE. oThe Property: Approx. 7,195 sq. ft. high-exposure corner lot featuring a 1,700 sq. ft. warehouse currently operating as a mechanic and trailer repair shop (retiring seller). oZoning Potential: Versatile C-COR (Corridor 2) zoning designed to support a wide array of commercial, retail, professional service, or mixed-use redevelopment concepts. oEndless Possibilities: Ideal canvas to redevelop, build new, or repurpose. Excellent potential for professional offices (legal, medical, dental), medical labs, specialty retail, restaurants, community service centers, or educational facilities.oValue Proposition: Being sold primarily for land value, offering a rare footprint for single-unit commercial control and maximum street presence along a major traffic route.A rare offering for forward-thinking developers and investors looking to secure a strategic asset in a high-traffic southeast corridor. Contact today for more details or to schedule a site review. (id:6769)

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