

# \$1,299,000 - 2008 36 Street Se, Calgary

MLS® #A2210579

**\$1,299,000**

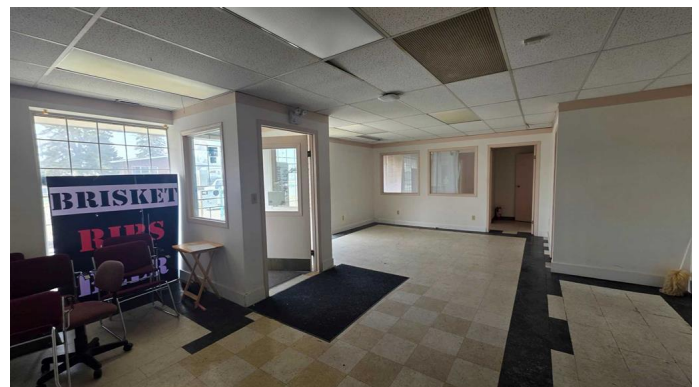
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Forest Lawn, Calgary, Alberta

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. â€¢ Size: 3,200 sq. ft. concrete building. â€¢ Zoning: C-COR2 (perfect for a wide range of commercial uses) â€¢ Location: High-traffic main street in southeast Calgary. â€¢ Reason for Sale: The Seller is retiring after 30+ years of successful business. Why This Property is a Must-See: â€¢ Unbeatable Location: High visibility and foot traffic on a major thoroughfare. â€¢ Rare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. â€¢ Solid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. â€¢ Flexible Zoning: C-COR2 zoning allows for a variety of commercial uses, giving you the freedom to adapt to 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. Easy to viewing. Arrange the appointment for a private showing.

Built in 1958

## Essential Information



MLS® #	A2210579
Price	\$1,299,000
Bathrooms	0.00
Acres	0.14
Year Built	1958
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	2008 36 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0X8

### Amenities

Parking Spaces	8
----------------	---

### Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

### Exterior

Lot Description	Near Shopping Center, Near Public Transit
Roof	Asphalt/Gravel
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	152
Zoning	C-COR2

### Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.