

# \$1,229,000 - 2008 36 Street Se, Calgary

MLS® #A2147072

**\$1,229,000**

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.

Details:

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: Seller is retiring after 30+ years of successful business

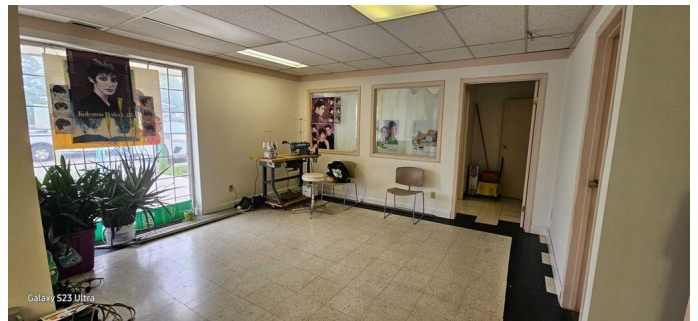
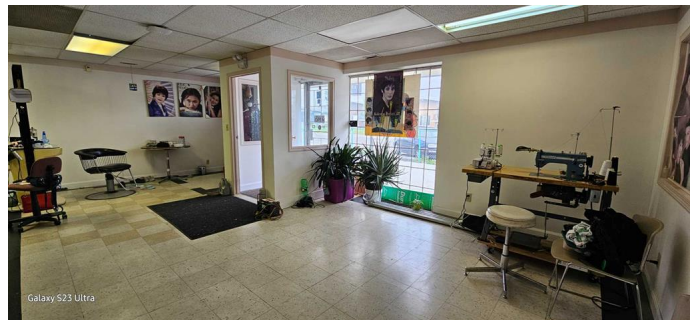
Why This Property is a Must-See:

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 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.

Built in 1958



**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2147072    |
| Price      | \$1,229,000 |
| Sold Price | \$1,215,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.14        |
| Year Built | 1958        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Sold        |

**Community Information**

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

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**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    | July 5th, 2024     |
| Date Sold      | December 4th, 2024 |
| Days on Market | 152                |
| Zoning         | C-COR2 f2.oh12     |
| HOA Fees       | 0.00               |

**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.