

**2008 36 Street SE  
Calgary, Alberta**

**MLS # A2147072**



## \$1,229,000

<b>Division:</b>	Forest Lawn
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	BEAUTIFUL YOU SALON
<b>Bus. Name:</b>	-
<b>Size:</b>	3,200 sq.ft.
<b>Zoning:</b>	C-COR2 f2.oh12

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.14 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Near Shopping Center, Near Public Transit
<b>Inclusions:</b>	N/A		

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