

1721 36 Street SE
Calgary, Alberta

MLS # A2163128



\$750,000

Division: Forest Lawn

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,695 sq.ft.

Zoning: MU-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Opportunity for Builders and Investors! 6,356.63 sqft lot size. This commercial property is a rare opportunity primarily valued for its land. Situated in the bustling Forest Lawn community, this location offers prime visibility and access on 36 Street SE, perfect for redevelopment or investment. The property, owned by the same family since 1997, making it ideal for those looking to tear down or extensively renovate. The value here is in the land—a substantial lot in an area undergoing revitalization, with endless potential for the right buyer. Whether you’re an investor looking to capitalize on the location or a developer with a vision, this property offers a blank canvas in a high-traffic, diverse community. Don’t miss your chance to acquire a piece of Forest Lawn’s future. Please note that we are not sure when the building was built. It’s just an estimate.