

\$949,000 - 2040 36 Street Se, Calgary

MLS® #A2175489

\$949,000

0 Bedroom, 0.00 Bathroom, 1,700 sqft
Industrial on 0.17 Acres

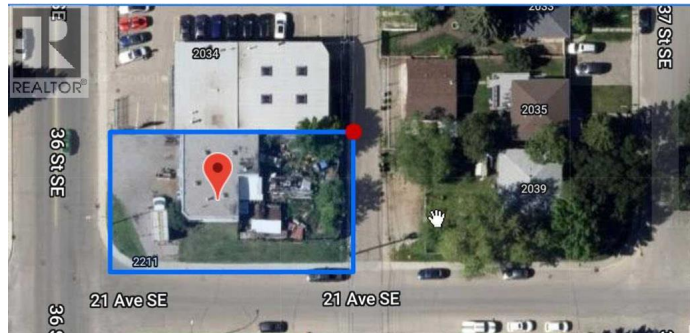
Forest Lawn Industrial, Calgary, Alberta

Prime Commercial Development Opportunity in Southeast Calgary! This 7200 sq.ft corner lot at 2040 26 Street SE presents a rare opportunity for investors, developers, and builders. Currently featuring a 1700 sq.ft warehouse utilized as a mechanic and trailer repair shop, the retiring seller is offering a blank canvas for your vision. With its high-visibility location and versatile C-COR zoning (or the actual zoning designation), this property is ideal for a variety of uses. Reimagine the existing structure or build new – the possibilities are endless! Consider professional offices (lawyer, dentist, doctor), a medical lab, restaurant, community service center, language school, or other ventures. Single-unit commercial properties like this are scarce. Don't miss out – act quickly to secure this golden opportunity! Treat this property as LAND VALUE ONLY! (id:6289)

Built in 1968

Essential Information

Listing #	A2175489
Price	\$949,000
Bathrooms	0.00
Square Footage	1,700
Acres	0.17
Year Built	1968
Type	Industrial



Community Information

Address	2040 36 Street Se
Subdivision	Forest Lawn Industrial
City	Calgary
Province	Alberta
Postal Code	T2B0X8

Amenities

Features	Lane
Parking Spaces	2

Interior

Heating	Natural gas Forced air
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Listing Details

Listing Office	First Place Realty
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Listing information last updated on October 14th, 2025 at 8:16pm PDT