



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2040 36 Street SE
Calgary, Alberta

MLS # A2330897



\$1,000,000

Division: Forest Lawn

Type: Industrial

Bus. Type: Commercial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,700 sq.ft.

Zoning: C-CORR 2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.17 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional investment, building, and development opportunity located in the established Forest Lawn Industrial area at 2040 36 Street SE. • The Property: Approx. 7,195 sq. ft. high-exposure corner lot featuring a 1,700 sq. ft. warehouse currently operating as a mechanic and trailer repair shop (retiring seller). • Zoning Potential: Versatile C-COR (Corridor 2) zoning designed to support a wide array of commercial, retail, professional service, or mixed-use redevelopment concepts. • Endless Possibilities: Ideal canvas to redevelop, build new, or repurpose. Excellent potential for professional offices (legal, medical, dental), medical labs, specialty retail, restaurants, community service centers, or educational facilities. • Value Proposition: Being sold primarily for land value, offering a rare footprint for single-unit commercial control and maximum street presence along a major traffic route. A rare offering for forward-thinking developers and investors looking to secure a strategic asset in a high-traffic southeast corridor. Contact today for more details or to schedule a site review.