



GRASSROOTS
REALTY GROUP

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1721 36 Street SE
Calgary, Alberta

MLS # A2239056



\$675,000

Division: Albert Park/Radisson Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,072 sq.ft.

Zoning: MU-2 f4.5h20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Land Value Only! Exciting Opportunity for Builders and Investors! This expansive Zoning MU-2 commercial lot 6,350 sqft is an unique find, primarily valued for its prime land. Located in the vibrant Albert Park/ Radisson Heights community, it boasts excellent visibility and access along 36 Street SE, making it ideal for redevelopment or investment. The property presents an excellent chance for those interested in tearing down or renovating extensively. With revitalization underway in the area, the potential here is significant for the right buyer. Whether you're an investor looking to maximize location value or a developer with bold ideas, this property offers a blank canvas in a bustling, diverse neighborhood. Property sold on "as is" basis no warranties/representations on behalf of seller or its agents.