



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2040 36 Street SE**  
**Calgary, Alberta**

**MLS # A2175489**



**\$999,000**

<b>Division:</b>	Forest Lawn Industrial
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Commercial ,Mobile/Trailer Park
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	cALGARY MACHINE CO
<b>Bus. Name:</b>	CALGARY MACHINE CO
<b>Size:</b>	1,700 sq.ft.
<b>Zoning:</b>	CORRIDOR 2
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.17 Acre
<b>Lot Feat:</b>	Near Shopping Center, Open Lot

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt/Gravel
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NONE

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 &ndash; 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 &ndash; act quickly to secure this golden opportunity! Treat this property as LAND VALUE ONLY!