



GRASSROOTS
REALTY GROUP

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

2008 36 Street SE
Calgary, Alberta

MLS # A2210579



\$1,249,000

Division: Forest Lawn

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: BEAUTIFUL YOU SALON

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: C-COR2

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: NIL

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.14 Acre

Lot Feat: Near Public Transit, Near Shopping Center

Attention Investors and Entrepreneurs! Prime Location! Independent Commercial Property for Sale (South East Calgary) - Rare Opportunity! This is a once-in-a-lifetime opportunity to own a well-established commercial property in a prime location on Calgary's bustling southeast main street. • Size: 3,200 sq. ft. concrete building. • Zoning: C-COR2 (perfect for a wide range of commercial uses) • Location: High-traffic main street in southeast Calgary. • Reason for Sale: The Seller is retiring after 30+ years of successful business. Why This Property is a Must-See: • Unbeatable Location: High visibility and foot traffic on a major thoroughfare. • Rare Find: Independent commercial properties in this area are highly sought-after and rarely come up for sale. • Solid Investment: This is your chance to own a piece of prime real estate in a thriving commercial district. • Flexible Zoning: C-COR2 zoning allows for a variety of commercial uses, giving you the freedom to adapt to your business needs. Don't miss out on this incredible opportunity! This is a perfect property for established businesses looking to expand, entrepreneurs seeking their dream location, or investors seeking a high-yield commercial asset. Easy to viewing. Arrange the appointment for a private showing.