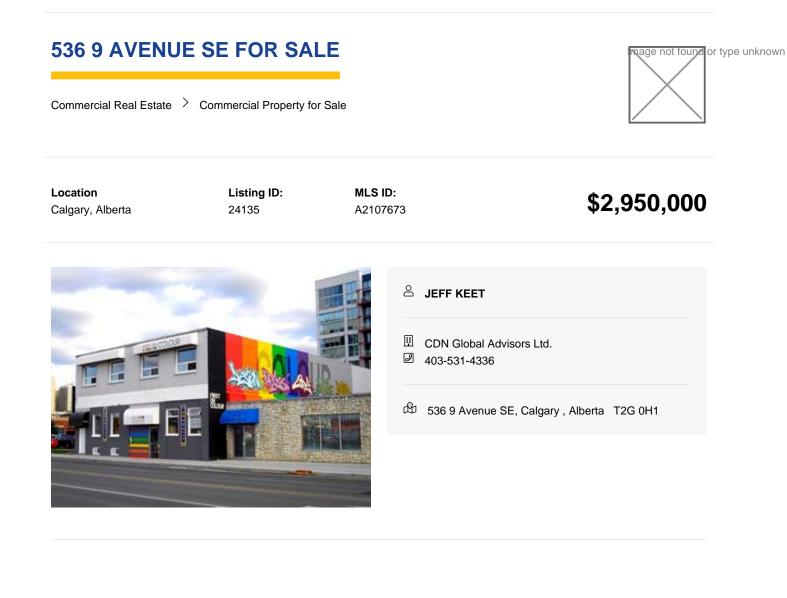


Generated: Nov 21, 2024, 11:17:22

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Transaction Type For Sale

Zoning CC-ERP

Year Built 1952

Property Sub Type Retail

Building Area (Sq. M.) 1254.18

Footprint (Sq. Ft.) 5000

Foundation Poured Concrete

Access to Property

Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Lane,Public Transportation Nearby

Reports

Call Lister

Title Fee Simple

Subdivision Downtown East Village

Structure Type Retail

Legal Plan A

Lot Size (Sq. Ft.) 6500

Construction Type Brick,Concrete,Post & Beam

Heating Forced Air,Natural Gas

Inclusions N/A Days On Market

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 13500.00

Lot Size (Acres) 0.15

Roof Membrane

Lot Features Back Lane,City Lot,Near Shopping Center,Level,Near Public Transit

Restrictions See Remarks

Available for Sale or For Lease. Location: Situated in the heart of Calgary's redeveloped East Village district, along the Music Mile, and neighboring Studio Bell (National Music Centre) and The King Eddy. Its close proximity to River-paths, Fort Calgary, LRT, City Hall, Stampede Grounds, Saddledome, Inglewood, and the Downtown Core makes it highly accessible and visible. Opportunity for building branding & naming. Accessibility: Within walking distance to various attractions and amenities, including the future site for the Calgary Arena Project and the future Green Line LRT, enhancing its accessibility and potential foot traffic. Exposure: The building offers high exposure with over 16,000 vehicles passing by per day, making it suitable for businesses looking to capitalize on visibility and branding opportunities. Zoning: The property's flexible zoning (CC-EPR) allows for a wide range of uses, including character office, retail, showroom, community uses (such as a place of worship), charities, technology, marketing/creative, and some light industrial uses. Infrastructure: With over 800 amps of power available, the building is equipped to accommodate various business needs, including those with higher power requirements, such as industrial or technology-related operations. Given these features, the property could be an ideal fit for businesses seeking a versatile space in a dynamic and well-connected urban environment. Whether it's for office, retail, community, or industrial purposes, the subject property offers potential for diverse use cases and opportunities for businesses to thrive. Low operating costs relative to other options in the area.

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