

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 465 & 475 8 STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

24784



**MLS ID:**


A2119997

**\$1,600,000**



 **JIAN HUI OUYANG**  
 (587) 664-3031

 Century 21 Bamber Realty LTD.  
 403-245-0773

 465 & 475 8 Street SW, Calgary , Alberta T2P 0C4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 149	<b>Zoning</b> CR20-C20/R20
<b>Subdivision</b> Downtown Commercial Core	<b>Building Type</b> Retail	<b>Year Built</b> 2008
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 0715974	<b>Building Area (Sq. Ft.)</b> 2326.00	<b>Building Area (Sq. M.)</b> 216.09
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

Rare opportunity! This retail space locates at one of the best luxury high-rise building - Five West twin towers and busiest block which surround more than 2600 apartments, brand new residential units, and office units. Also, it is only 1 or 2 blocks from C-Train and Bow River pathway. The tenant is growing restaurant and has been there for over 2 years. Good to buy and good to invest! (This property is occupied. Pls. don't approach staff or anyone at the property without prior approval with the listing agent. Property Value only not including restaurant).

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.