

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.

1, 448 8 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
24976


MLS ID:
A2123802

\$660,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

 1, 448 8 Avenue SE, Calgary , Alberta T2G 0L7

Transaction Type For Sale	Title Fee Simple	Days On Market 134
Zoning DC	Subdivision Downtown East Village	Building Type Retail,Street Level Storefront
Year Built 2017	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1710627	Building Area (Sq. Ft.) 1390.00
Building Area (Sq. M.) 129.13	Inclusions Tap system and glycol deck, undercounter fridge, dishwasher	Restrictions Call Lister
Reports Call Lister		

****PRICE IMPROVEMENT**** Attention business owners, here is your chance to secure a foothold now in the vibrant East Village before Calgary Event Centre construction is complete. East Village stands as a dynamic and evolving district nestled in the heart of the city. Commercial ground retail condominium formerly operated as a taproom. Bar fronts onto seating area. Refrigerated storage room, and one bathroom. The N3 Building was the first condominium project in Calgary to be built without vehicle parking to allow walking, transit and cycling dominate pedestrian travel in the area. City Center C-Train Station and Bell Studio are only 1 block away. This mixed use building features retail on the main floor and 167 residential units above. Only 4 blocks from the Calgary Culture + Entertainment District which is expecting 8,000 new residents and 3 million visitors per year, and a new green line C-Train station. Adjacent to the Hilton Garden Inn with 198 Hotel rooms, in addition to 294 Hotel rooms within 3 blocks. Seller would consider a lease scenario.

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.