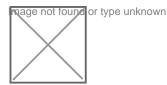


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1, 448 8 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 24976

MLS ID: A2123802

\$660,000



△ SCOTT RUSSELL

(403) 874-2381

403-278-8899

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

Transaction Type

For Sale

Zoning

DC

Year Built

2017

Property Sub Type

Retail

Building Area (Sq. M.)

129.13

Reports
Call Lister

Title

Fee Simple

Subdivision

Downtown East Village

Structure Type

Retail

Legal Plan

1710627

Inclusions

Tap system and glycol deck, undercounter fridge, dishwasher

Days On Market

134

Building Type

Retail, Street Level Storefront

Property Type

Commercial

Building Area (Sq. Ft.)

1390.00

Restrictions

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.

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