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## 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

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