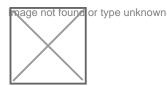


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3712 8 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Listing ID:

MLS ID:

\$5,399,000

Calgary, Alberta

26589 A2158824



△ BRETT TURNER

- **2** (403) 407-1903
- Real Broker
- **855-623-6900**
- 3712 8 Avenue SW, Calgary , Alberta T3C 0G2

Transaction Type

For Sale

Title

Days On Market

8

Zoning

MU-1 f3.0h22

Subdivision Spruce Cliff

Fee Simple

Year Built

2023

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Mixed Use

Legal Plan

2566GQ

Building Area (Sq. Ft.)

32000.00

Building Area (Sq. M.)

2972.87

Lot Features

Lot Size (Sq. Ft.)

32000

Lot Size (Acres)

0.73

Corner Lot, Near Shopping

Center, Level, Near Golf Course, Near

Public Transit

Access to Property

Direct Access,Lane,Major Shopping Center,On Major Traffic Route,Public Transportation Nearby Inclusions

none

Restrictions

Underground Utility Right of Way

Reports

Aerial Photos,Land Survey,RPR with Compliance

Fully consolidated Mixed use site 32,000 ft2 total. Land Use M-U1 FAR 3.0 H22. Shopping and C-train directly across the street. The Bow trail corridor connects the affluent west Calgary suburbs to the downtown core, making this site an excellent mixed use commercial residential opportunity.

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