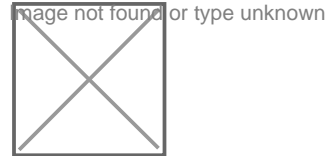


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1046 8 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
26842

MLS ID:
A2178071

\$1,680,000



 **DAVID CAMPBELL**
 (403) 228-4158

 D.C. & Associates Realty
 403-228-4158

 1046 8 Street SE, Calgary , Alberta T2G 2Z4

Transaction Type For Sale	Days On Market 78	Zoning C-N1
Subdivision Ramsay	Year Built 1913	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan A2
Building Area (Sq. Ft.) 2423.00	Building Area (Sq. M.) 225.10	Lot Size (Sq. Ft.) 3864
Lot Size (Acres) 0.09	Construction Type Wood Frame	Electric 200 Amp Service
Inclusions Please see supplements for full list including restaurant equipment and full furnishings for the residential property.	Restrictions None Known	Reports None

UPDATED CASH FLOW: Please see Cash flow in pictures and Supplements. A rare opportunity indeed, this 66' x 117' property (7,722 sq. ft.) is in a prime position in the heart of one of Calgary's most active inner-city districts. The sale price includes both 1046 and 1048 – 8th Street SE. PLEASE DO NOT BOTHER TENANTS OR PHYSICALLY ACCESS THE PROPERTY FOR TOURS OR SHOWINGS WITHOUT PERMISSION. SHOWINGS WILL BE PROVIDED AFTER A CONDITIONAL OFFER IS ACCEPTED. The property offers a mix of CN-1 Commercial Zoning and RCG multi residential zoning. Although the potential for a great mixed-use development is primarily the standout benefit to this property there is also the opportunity for a buyer/investor to simply purchase the properties and continue to operate as a commercial investment property. The main floor restaurant space is fully appointed with equipment for an easy transition to a new tenant but there's also a great owner/user opportunity with the additional commercial and residential tenants supplementing income. Full equipment list provided on request. The 3 bedroom, 2 full bathroom house, located on the North portion of the property is currently furnished and rented to three University student who are paying full market rents and 2/3rds of the utility costs. The residential property was renovated in 2018 with new electrical and plumbing included. The commercial retail space above the restaurant is leased to a thriving neighborhood cannabis shop also at a full market rent. There is a newer transformer located on the property that should be sufficient to supply service to a new development. (To Be Verified). Ramsay is a hidden Gem in the city that offers both stable and secure investment and a quiet residential location that is rapidly transitioning along with the amazing developments that are just blocks away surrounding the new Flames arena/Entertainment District, BMO Centre, and Stampede Park. This property boasts one of the highest walk scores in the city at 98 out of 100. As a bonus, Red's Diner, directly across the street, is a destination that draws 100,000 customers per year to this location. Come join the amazing neighborhood of Ramsay. You'll be glad you did.

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