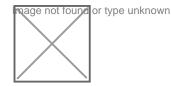


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 232 8A STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 27401

MLS ID: A2189062

\$2,800,000



△ LETTICIA TAM

**403** (403) 608-8323

First Place Realty

**403-547-8401** 

232 8A Street NE, Calgary , Alberta T2E 4J1

**Transaction Type** 

For Sale

Zoning

DC

Year Built

1977

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

315.87

**Construction Type** 

Brick, Stucco, Wood Frame

Cooling

Central Air

**Access to Property** 

Back Alley Access, Paved Road, Public

Transportation Nearby

Reports

RPR with Compliance

Title

Fee Simple

Subdivision

Bridgeland/Riverside

Structure Type Institutional

Legal Plan

4647V

Lot Size (Sq. Ft.)

4908

Roof

Asphalt Shingle

Heating

Forced Air, Natural Gas

Inclusions

Refrigerator, Electric Stove, Hoodfan,

Dishwasher

**Days On Market** 

280

**Building Type** 

Church

**Property Type** 

Commercial

Building Area (Sq. Ft.)

3400.00

Lot Size (Acres)

0.11

Foundation

**Poured Concrete** 

Lot Features

Back Lane, Corner Lot, Level, Street

Lighting, Treed

Restrictions

None Known

CHURCH BUILDING For Sale on Calgary's inner-city corner lot! Nestled in the heart of desirable Bridgeland, this well kept church property offers everything your congregation needs for worship and community. Set on a 44 ft x 110 ft lot, this property offers vast opportunities for future expansion and outdoor events, creating a welcoming environment for your congregation to connect and thrive. Approximate seating capacity 120, Building size 3400 SqFt - inclusive of main floor 1712 SqFt and basement 1688 SqFt. The spacious worship area on the main floor is beautifully illuminated by large windows that flood the space with natural light. Adjacent to the worship area, the inviting lobby provides additional seating for the congregation. The church building also features a versatile dining area and three rooms in the basement, ideal for classrooms, offices, or even a nursery room. The modernized kitchen and two washrooms in the basement offer added convenience and functionality for your ministry's needs. This rare find church property offers the perfect location, with everything you need just moments away! Enjoy easy access to a wide variety of restaurants, cafe, shops, services, and more. Murdoch Park is just a five-minute walk, providing a lovely spot to relax and enjoy the outdoors, and Riverside School is nearby. Public transit is effortless, with bus stops and the LRT station close by. Quick access to Memorial Drive, Edmonton Trail, and Deerfoot Trail ensures seamless commuting to major parts of the city, with downtown only a five-minute drive away. Don't miss the chance to own this beautiful, well-located property – perfect for worship, community, or future development with endless possibilities! \*Please note that Seller is also selling the residential property next door 230 8A Street NE listed separately on MLS (A2188761) for \$750,000.

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