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## 402 8 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta



**Listing ID:**  
28098

**MLS ID:**  
A2132919

**\$2,290,000**



 **KAMIL LALJI**  
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 402 8 Street SW, Calgary , Alberta T1A 5R7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 83	<b>Zoning</b> CR20-C20/R20
<b>Subdivision</b> Downtown Commercial Core	<b>Year Built</b> 1928	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> A1
<b>Building Area (Sq. Ft.)</b> 1530.00	<b>Building Area (Sq. M.)</b> 142.14	<b>Lot Size (Sq. Ft.)</b> 6157
<b>Lot Size (Acres)</b> 0.14	<b>Inclusions</b> To be determined during due diligence	<b>Restrictions</b> None Known
<b>Reports</b> RPR, Title		

A rare opportunity to own a slice of land in the heart of Downtown Calgary and strategically invest directly in the path of development. This 50' x 123' site is ideally situated within the commercial core mere steps from the Bow River Pathway network and right in the middle of the highly anticipated Eau Claire Plaza Development and 8th Street Revitalization projects spearheaded by the City of Calgary. The prominent corner lot comes with two points of access, 10 on-site parking stalls and is currently home to a 1,530 restaurant. An attractive destination for foot traffic, C-Train users, and vehicle access alike, with high visibility for marketing and 6,153 sf of unlimited potential. The CR20-C20/R20 zoning allows for a maximum FAR of 3, however this can be increased up to 20 based on a developer's ability to meet incentives set out by the city. With no maximum building height allowance, envision yourself creating the next memorable high-rise amongst our iconic skyline. You won't find a more perfect holding property than this. Something special awaits only those bold enough to explore new frontiers.

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