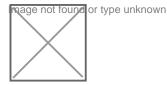


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MLS ID:

485 8 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

28671 A2166084

\$649,000



△ JIAN HUI OUYANG

2 (587) 664-3031

Century 21 Bamber Realty LTD.

403-245-0773

485 8 Street SW, Calgary , Alberta T2P 0C4

Transaction Type

For Sale

Zoning

CR20-C20/R20

Year Built

2008

Property Sub Type

Mixed Use

Building Area (Sq. M.)

107.21

Reports

Floor Plans

Title

Fee Simple

Subdivision

Downtown Commercial Core

Structure Type

High Rise (5 stories)

Legal Plan

0715974

Inclusions

N/A

Days On Market

215

Building Type

High Rise, Retail

Property Type Commercial

Building Area (Sq. Ft.)

1154.00

Restrictions

None Known

Rare opportunity! This retail space locates at one of the best luxury high-rise building - Five West twin towers and busiest block which surround more than 2600 apartments, brand new residential units, and office units. Also, it is only 1 or 2 blocks from C-Train and Bow River pathway. This property benefits from superior frontage and exposure to 8th street , 4th Ave and other arterial roadways. This property occupies a prominent position in downtown Calgary, as its location offers superb access to everything the downtown core has to offer, including restaurant, shopping centers, hotels, numerous public transportation options, high rise apartment towers, the Central Business District, as well as Bow river, and the regional pathway network. The tenant will move out by the end of September and current rent is about \$4900.00 per month. The buyer could use it for a long-term investment, or for their own business. Good to buy and good to invest!

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