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485 8 STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
28671

MLS ID:
A2166084

\$649,000



 **JIAN HUI OUYANG**
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 403-245-0773

 485 8 Street SW, Calgary , Alberta T2P 0C4

Transaction Type For Sale	Title Fee Simple	Days On Market 136
Zoning CR20-C20/R20	Subdivision Downtown Commercial Core	Building Type High Rise,Retail
Year Built 2008	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0715974	Building Area (Sq. Ft.) 1154.00
Building Area (Sq. M.) 107.21	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

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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