

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.

465 & 475 8 STREET SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
29034

MLS ID:
A2188729

\$30



 **JIAN HUI OUYANG**
 (587) 664-3031

 Century 21 Bamber Realty LTD.
 403-245-0773

 465 & 475 8 Street SW, Calgary , Alberta T3J 4H5

Transaction Type For Lease	Days On Market 11	Lease Amount 30.00
Lease Frequency Annually	Zoning CR20-C20	Subdivision Downtown Commercial Core
Building Type High Rise	Year Built 2008	Structure Type High Rise (5 stories)
Property Type Commercial	Property Sub Type Retail	Legal Plan 0715974
Building Area (Sq. Ft.) 2326.00	Building Area (Sq. M.) 216.09	Inclusions Commercial Canopy and exhaust fan, Large Capacity Air Handling Unit, Walk- in Freezer and cooler
Restrictions None Known	Reports Floor Plans	

Seize this incredible opportunity at the corner of 4 Ave and 8 Street SW, located in the downtown Commercial Core. This property is restaurant-ready, featuring a well-equipped canopy, a high-capacity air handling unit and exhaust fan. This main floor unit offers excellent 90-degree visibility, back-alley access, just half a block away from Food Festival Square. Surrounded by over 2,000 apartments and condos, with another 1,000+ units nearby, this location is just two blocks from the C-Train station and one block from the Bow River pathway, ensuring high foot traffic in a bustling area. The property is situated in the CR20-C20/R20 District. The two units, 465 & 475 8 Street SW, are connected and boast CC-mix zoning, allowing for a wide range of retail and office uses. Enjoy maximum exposure for your business with potential visibility from Memorial Drive and 4 Ave. There are two bays available: 465 8 Street offers 984 sq. ft. 475 8 Street offers 1,342 sq. ft. They can be leased individually or combined for a total of 2,346 sq. ft., providing flexibility to meet your business needs. This bustling area is home to a variety of owner-operated businesses, including ethnic restaurants, fast-food franchises, dine-in/take-out spots, and professional services like accounting, legal, and immigration firms. With popular businesses already thriving in the surrounding complexes, the foot traffic and business potential are unmatched. According to recent data, the downtown area sees an average of over 40,000 pedestrians daily. Best of all, no exclusivity rest This main floor unit offers excellent 90-degree visibility and back alley access, just half a block away from Food Festival Square.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.