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## 117 & 119 8 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30276


**MLS ID:**  
A2214143

**\$5,999,000**



 **JOHN OLIVERIO**  
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 RE/MAX House of Real Estate  
 403-287-3880

 117 & 119 8 Avenue SW, Calgary , Alberta T2P1B4

**Transaction Type**

For Sale

**Days On Market**

126

**Zoning**

CR20-C20

**Subdivision**

Downtown Commercial Core

**Building Type**Office Building,Retail,Street Level  
Storefront**Year Built**

1907

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

A

**Building Area (Sq. Ft.)**

16930.00

**Building Area (Sq. M.)**

1572.84

**Lot Size (Sq. Ft.)**

6501

**Lot Size (Acres)**

0.15

**Construction Type**Brick,Concrete,Mixed,See  
Remarks,Stone**Roof**

Flat Torch Membrane

**Commercial Amenities**Boardroom,Elevator Passenger,Exercise  
Room,Storage,Storefront**Access to Property**Back Alley Access,Direct  
Access,Lane,Public Transportation  
Nearby**Inclusions**

NA

**Restrictions**

Historic Site

**Reports**

None

A rare opportunity to own a beautifully restored heritage building in the heart of Calgary's iconic Stephen Avenue (8th Avenue)—a vibrant destination known for its energy, rich history, and a bustling mix of restaurants, cafés, and entertainment venues. The Pioneer has recently undergone extensive cosmetic and mechanical upgrades, seamlessly blending historical charm with modern convenience. This one-of-a-kind space offers a truly inspiring environment for your business. Own a piece of Calgary's past while positioning yourself for the future.

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