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485 8 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30437

MLS ID:
A2218117

\$30



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 485 8 Street SW, Calgary , Alberta T3J 4H5

Transaction Type For Lease	Days On Market 13	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.) 1155.00	Building Area (Sq. M.) 107.30	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Extremely high-traffic Cafe shop or Barber shop or office/retail building for lease. Seize this incredible opportunity at the corner of 4 Ave and 8 Street SW, located in the downtown Commercial Core. This main floor unit offers excellent 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 property is connected and boast CC-mix zoning, allowing for a wide range of retail, Cafe shop, clinic, barbershop and office uses. Enjoy maximum exposure for your business with potential visibility from Memorial Drive and 4 Ave. 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.

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