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627 8 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33555

MLS ID:
A2279031

\$4,400,000



 **ESTELLE TRAN**
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 KPLI Real Estate Corporation
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 627 8 Avenue SW, Calgary , Alberta T2P 0W9

Transaction Type For Sale	Days On Market 112	Zoning CR20-C20/R20
Subdivision Downtown Commercial Core	Year Built 1954	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Legal Plan A1
Building Area (Sq. Ft.) 33226.00	Building Area (Sq. M.) 3086.77	Construction Type Brick,Concrete,Metal Siding ,Stucco
Roof Asphalt	Inclusions None	Restrictions None Known
Reports		
Title		

Riley's Reproduction & Printing is a substantial commercial property for sale in downtown Calgary, located at 627 8 Avenue SW. This multi-storey building offers a total of approximately 23,735 square feet of above-grade space, with a total building area of approximately 33,226 square feet including the basement, providing significant flexibility for a wide range of commercial, production, and creative uses. The main floor totals approximately 9,629 square feet, offering strong street-level presence and functionality for production, showroom, or operational use. The second floor comprises approximately 8,003 square feet, while the upper floors offer approximately 6,103 square feet and 9,491 square feet, supporting a variety of office, creative, or ancillary uses. The building's vertical configuration allows for separation of uses while maintaining operational efficiency. Located along 8 Avenue SW, the property benefits from excellent access to public transit, nearby CTrain stations, and proximity to Calgary's downtown core, including office towers, hospitality, restaurants, and services. This property presents an opportunity for owner-users or investors seeking a large-format downtown commercial building suitable for printing, production, creative office, studio, or adaptive commercial use, subject to zoning and municipal approvals.

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