

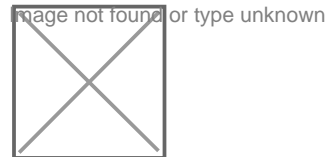
Regional Contact

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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



 **ANTHONY AU**
 (403) 903-6123

 KPLI Real Estate Corporation
 403-554-8453

 627 8 Avenue SW, Calgary , Alberta T2P 0W9

Transaction Type

For Sale

Days On Market

20

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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