



## 485 8 Street Calgary Alberta

\$30

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 boasts 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. (id:6769)

Listing Presented By:



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