

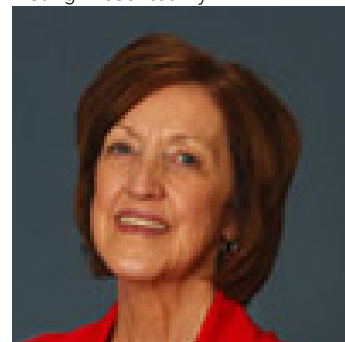


## 1046 8 Street Calgary Alberta

\$1,680,000

A rare opportunity indeed, this 66' x 117' property (7,722 sq. ft.) is in a prime position in the heart of one of Calgary's most active inner-city districts. The sale price includes both 1046 and 1048 - 8th Street SE. PLEASE DO NOT BOTHER TENANTS OR PHYSICALLY ACCESS THE PROPERTY FOR TOURS OR SHOWINGS WITHOUT PERMISSION. SHOWINGS WILL BE PROVIDED AFTER A CONDITIONAL OFFER IS ACCEPTED. The property offers a mix of CN-1 Commercial Zoning and RCG multi residential zoning. Although the potential for a great mixed-use development is primarily the standout benefit to this property there is also the opportunity for a buyer/investor to simply purchase the properties and continue to operate as a commercial investment property. The main floor restaurant space is fully appointed with equipment for an easy transition to a new tenant but there's also a great owner/user opportunity with the additional commercial and residential tenants supplementing income. Full equipment list provided on request. The 3 bedroom, 2 full bathroom house, located on the North portion of the property is currently furnished and rented to three University student who are paying full market rents and 2/3rds of the utility costs. The residential property was renovated in 2018 with new electrical and plumbing included. The commercial retail space above the restaurant is leased to a thriving neighborhood cannabis shop also at a full market rent. There is a newer transformer located on the property that should be sufficient to supply service to a new development. (To Be Verified). Ramsay is a hidden Gem in the city that offers both stable and secure investment and a quiet residential location that is rapidly transitioning along with the amazing developments that are just blocks away surrounding the new Flames arena/Entertainment District, BMO Centre, and Stampede Park. This property boasts one of the hig...

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