



## 1136 8 Avenue Calgary Alberta

\$2,500

Explore a boutique retail opportunity in the heart of the Downtown West End! This quaint structure from years past is nestled on a quiet, pedestrian oriented street that's sure to intrigue and delight any client or customer. Thoughtfully maintained over the years by long-term tenants and conveniently situated steps from the Downtown West-Kerby train station, mere walking distance to the Bow River Pathway Network and Cowboys (formerly Shaw Millenium) Park. This is an extremely versatile space with tons of personality and endless potential, encompassing just under 1,300 SF with a kitchen area, bathroom, and secured storage along the side of the building. The City of Calgary has released an extensive revitalization plan for the Downtown West End, with an emphasis on infrastructure, art, and local area improvements. This site is already surrounded by an array of eclectic businesses with an eventual plan of connecting directly to the Stephen Avenue walkway. A truly unique and strategic investment opportunity for the right business in a vibrant, up and coming community. (id:6769)

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca