

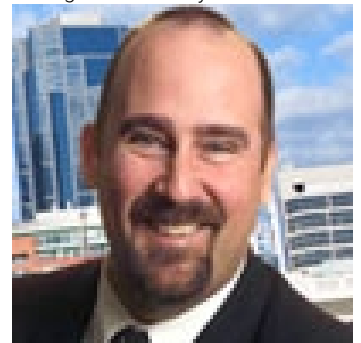


## 465475 8 Street Calgary Alberta

\$30

Seize this incredible opportunity at the corner of 4 Ave and 8 Street SW, located in the downtown Commercial Core. This property is restaurant-ready, featuring a well-equipped canopy, a high-capacity air handling unit and exhaust fan. This main floor unit offers excellent 90-degree 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 two units, 465 & 475 8 Street SW, are connected and boast CC-mix zoning, allowing for a wide range of retail and office uses. Enjoy maximum exposure for your business with potential visibility from Memorial Drive and 4 Ave. There are two bays available: 465 8 Street offers 984 sq. ft. 475 8 Street offers 1,342 sq. ft. They can be leased individually or combined for a total of 2,346 sq. ft., providing flexibility to meet your business needs. 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. According to recent data, the downtown area sees an average of over 40,000 pedestrians daily. Best of all, no exclusivity rest. This main floor unit offers excellent 90-degree visibility and back alley access, just half a block away from Food Festival Square. (id:6769)

Listing Presented By:



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