

HISTORICAL RETAIL BUILDING ON STEPHEN AVENUE SW FOR LEASE

227 8th Avenue SW
Calgary

5,902 sf

Over 2 floors

Potentially Demisable



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LOCAL
EXPERTISE
MATTERS

UNRIVALED PEDESTRIAN EXPOSURE

227 8th Avenue SW sits right on Stephen Avenue – Calgary’s most famous and highest-traffic pedestrian street – where foot traffic flows like clockwork thanks to office towers, theatres, hotels, and the tourist stream that never seems to slow down.

The storefront has strong visibility and signage presence, making it easy for a brand to stand out amid the mix of restaurants, cafés, fashion shops, and services that define the street.



Pedestrian Count on
Stephen Avenue

11,500+ DAILY
4.2M ANNUALLY



Daytime Employment
in 15-min Walk Radius

127,000+ EMPLOYEES
5,000+ BUSINESSES



A DESTINATION SURROUNDED BY ANCHORS

Your neighbours are Calgary's most significant cultural and entertainment destinations, driving consistent traffic from day to night.



TOURISM & HOSPITALITY:

Steps from the Calgary Telus Convention Centre, the Calgary Tower and hotels.



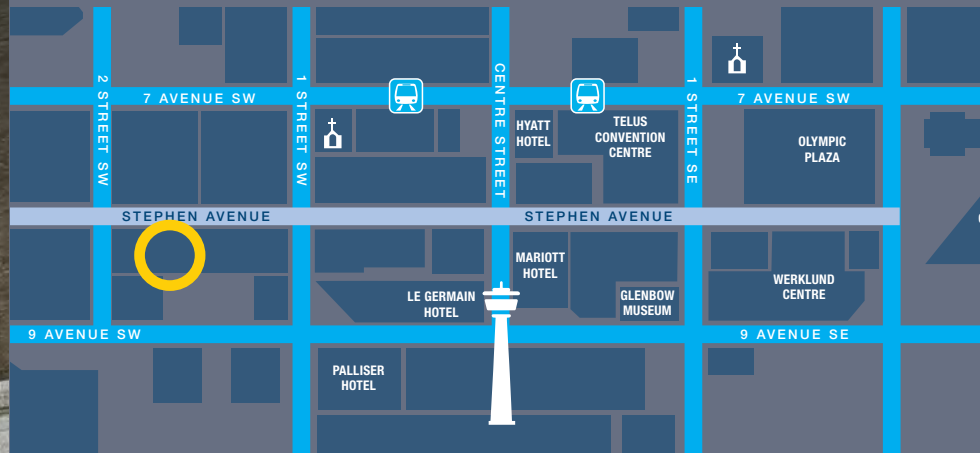
ARTS & CULTURE:

A short walk from Werklund Centre (formerly Arts Commons), Olympic Plaza, and the newly renovated Glenbow Museum.



RETAIL & DINING:

Join a vibrant ecosystem of high-end restaurants (Saltlik, The Guild, Major Tom), popular pubs, and national retailers.



STEPHEN AVENUE IS GETTING A MAJOR UPGRADE!

The Stephen Avenue Revitalization Project is a multi-million dollar plan to enhance the streetscape, making it more flexible, vibrant, and accessible year-round.



HERITAGE STATEMENT

This brick building features a striking Art Deco facade which was applied over the original Edwardian commercial facade. The Art Deco facade has stylized columns and entablature, and, bronze storefront and light fixtures. The building is part of a significant grouping of historic structures on Stephen Ave. Mall and this Art Deco facade represents a successive stylistic development.



Built in 1906 as a warehouse, in 1912 it housed a brokerage office whose “fraudulent practices” led to the enactment of securities fraud legislation. Renovations in 1928 for the Trust and Guarantee Co. provided the Art Deco façade which was slightly altered by the present owners. It also housed the offices of numerous barristers, solicitors, and stockbrokers.

In 1928 the building became the property of the Trust & Guarantee Company, which proceeded to stamp the building with its own image. The stunning black Art Deco exterior of this building is the result of that renovation.

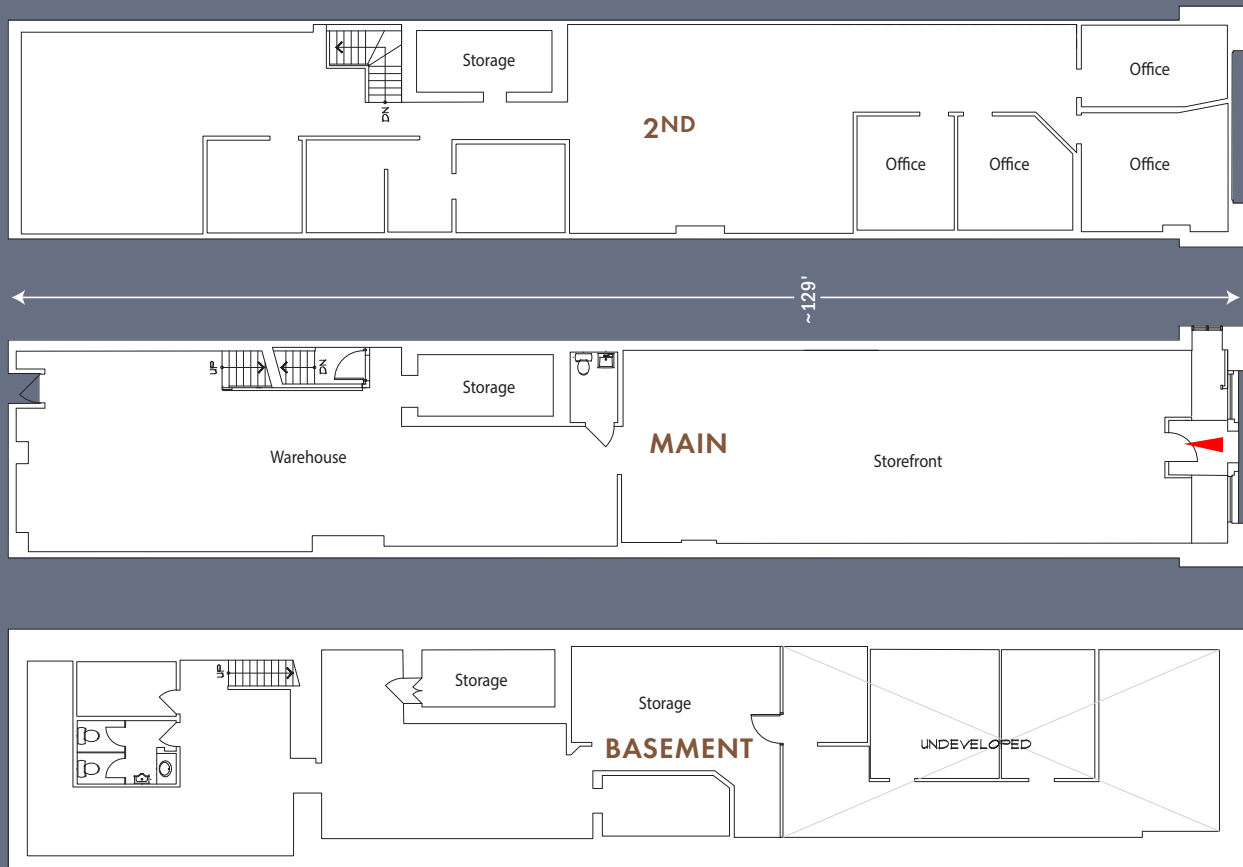
Today it stands as one of the finest Art Deco exteriors in Calgary.

Since 1968 the building has housed Arnold Churgin Shoes, a popular shoe store. Arnold Churgin (1927- 1987) introduced European designer shoes to Calgary in the 1960's. This visually striking structure is the westerly bookend of the main collection of historic buildings on Stephen Avenue. A rear brick addition was constructed at an unknown date.

Arnold Churgin

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■ AS-IS FLOORPLANS

LEASING INFORMATION

ADDRESS: 227 8 Avenue SW, Calgary

ZONING: Commercial Residential District CR20-C20/R20

YEAR BUILT: 1906/1912

AVAILABLE FOR LEASE:

5,902 sq. ft. – 2-storey commercial building comprising of:

- ~2,943 sq. ft. – main floor (storefront and warehouse)
- ~2,959 sq. ft. – 2nd floor (offices, storage)
- ~3,280 sq. ft. – basement (undeveloped, not included in GLA)

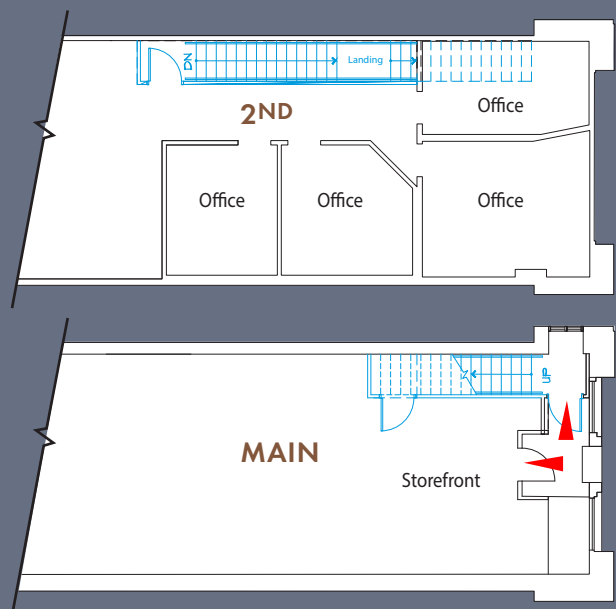
Opportunity to demise the building by adding a separate entrance to the second floor.

AVAILABILITY: Immediate

ESTIMATED OP. COSTS AND TAXES: TBV

NET RENT: Market

■ DEMISING OPPORTUNITY WITH POTENTIAL SEPARATE ACCESS TO THE 2ND FLOOR



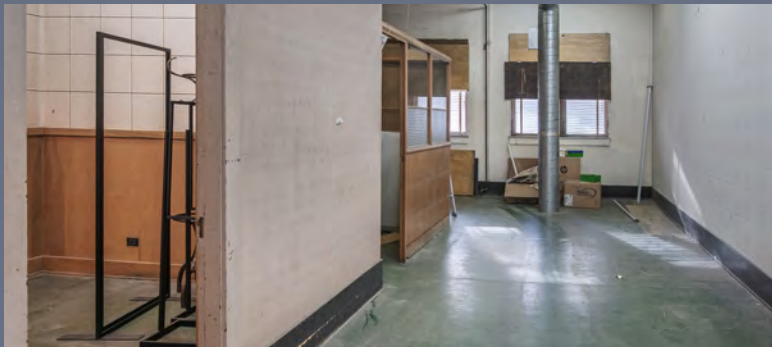


MAIN FLOOR





2ND FLOOR



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