



COMMERCIAL SITE  
FOR SALE  
IN DOWNTOWN CALGARY

An aerial photograph of downtown Calgary, showing a dense cluster of skyscrapers and buildings. The Bow River is visible on the left side of the image. The text 'COMMERCIAL SITE FOR SALE IN DOWNTOWN CALGARY' is overlaid in large, white, bold letters.

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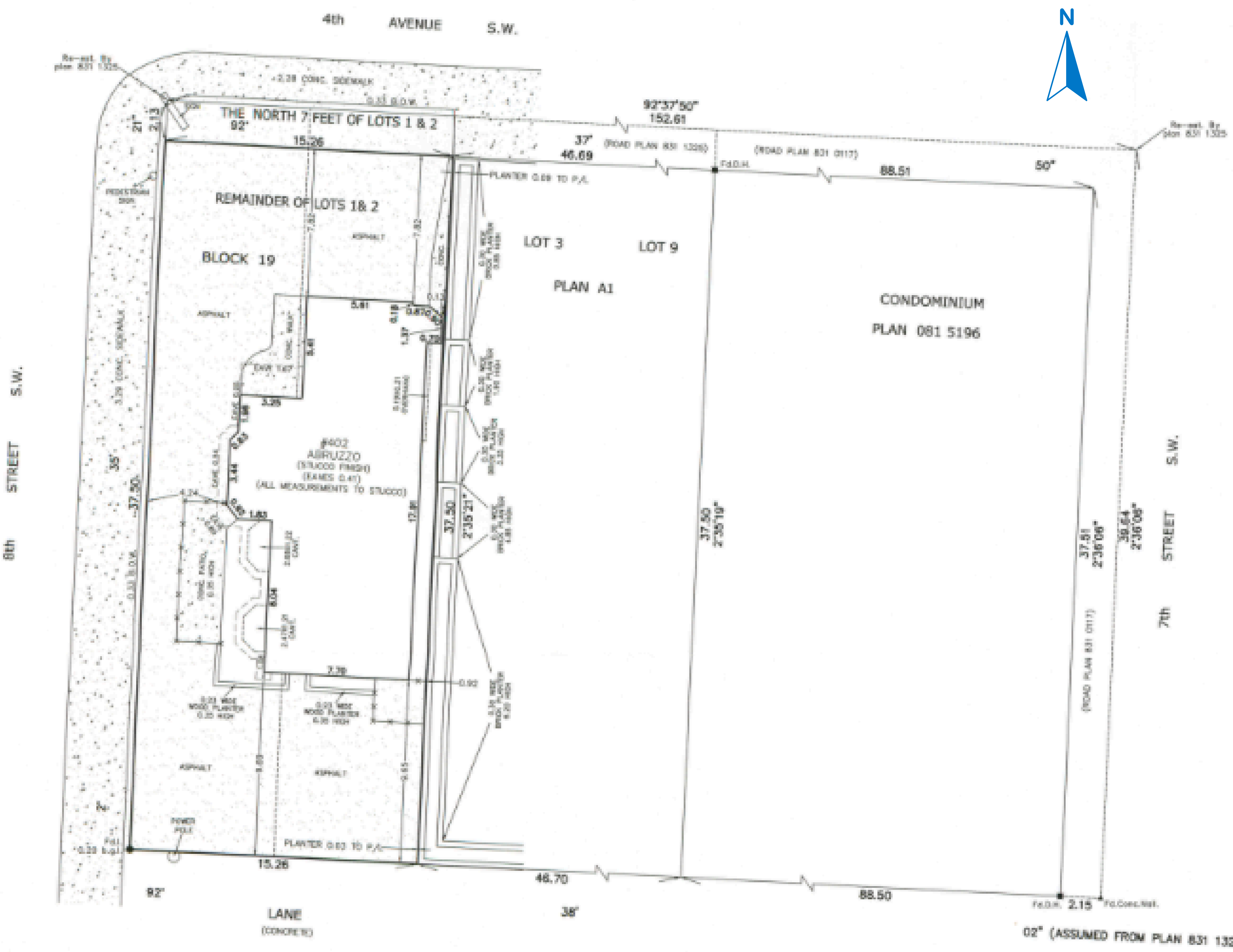
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- 1928 BUILD
- PROMINENT CORNER LOT W/ 2 ACCESS POINTS
- 1,530 SF RESTAURANT
- 10 PARKING STALLS
- \$113,400 GROSS ANNUAL INCOME
- \$35,319.68 ANNUAL TAX

**402 8 St SW**

**6,153 SF LOT | 50' X 123' | CR20-C20/R20 ZONING**





# ZONING INTERPRETATION

MAXIMUM FLOOR AREA RATIO IS 3, BUT MAY BE INCREASED UP TO 20 BASED ON ABILITY TO MEET INCENTIVES SET OUT BY CITY

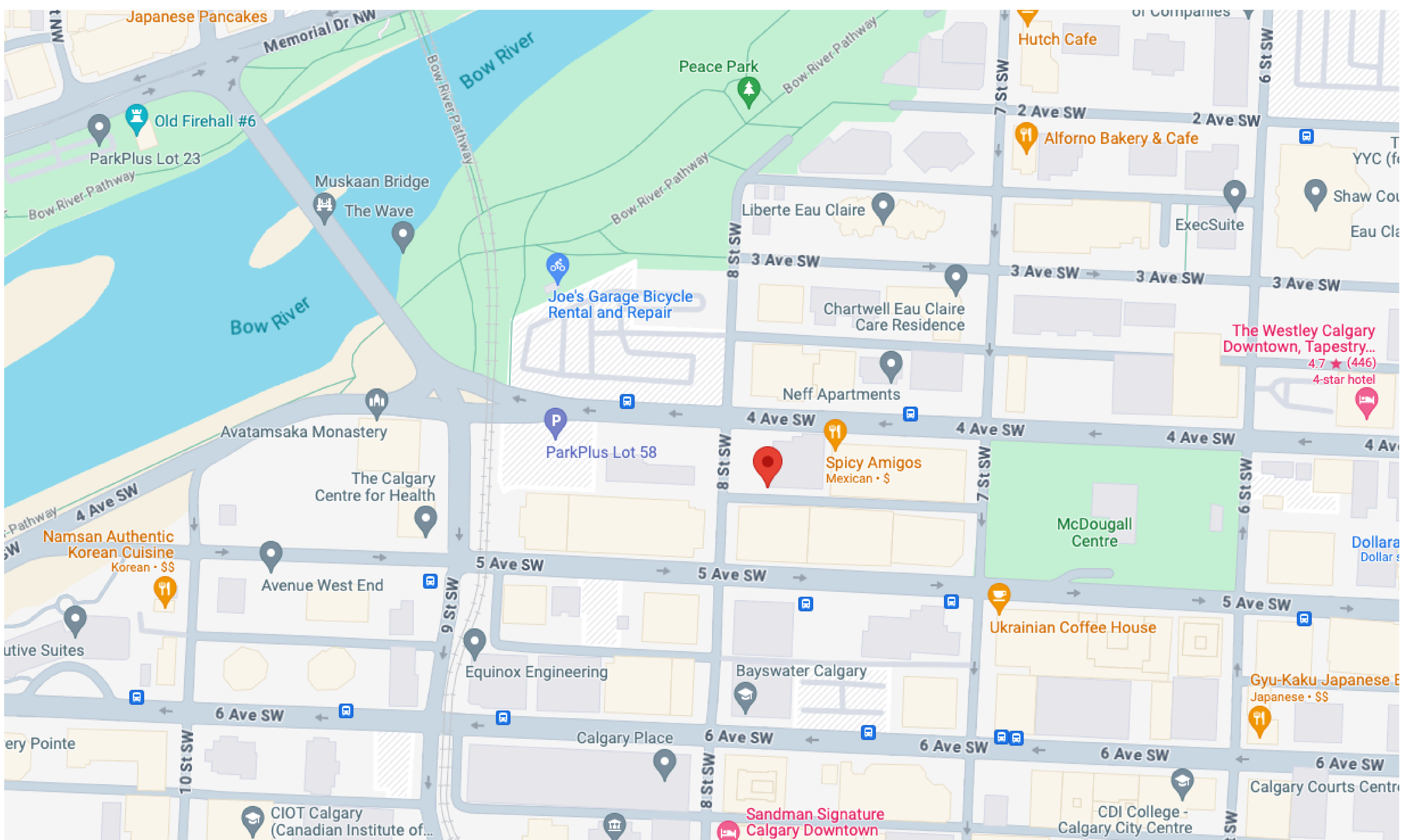
THERE IS NO MAXIMUM BUILDING HEIGHT ALLOWANCE



RPR & SITE SURVEY AVAILABLE UPON REQUEST



## LOCATION DETAILS

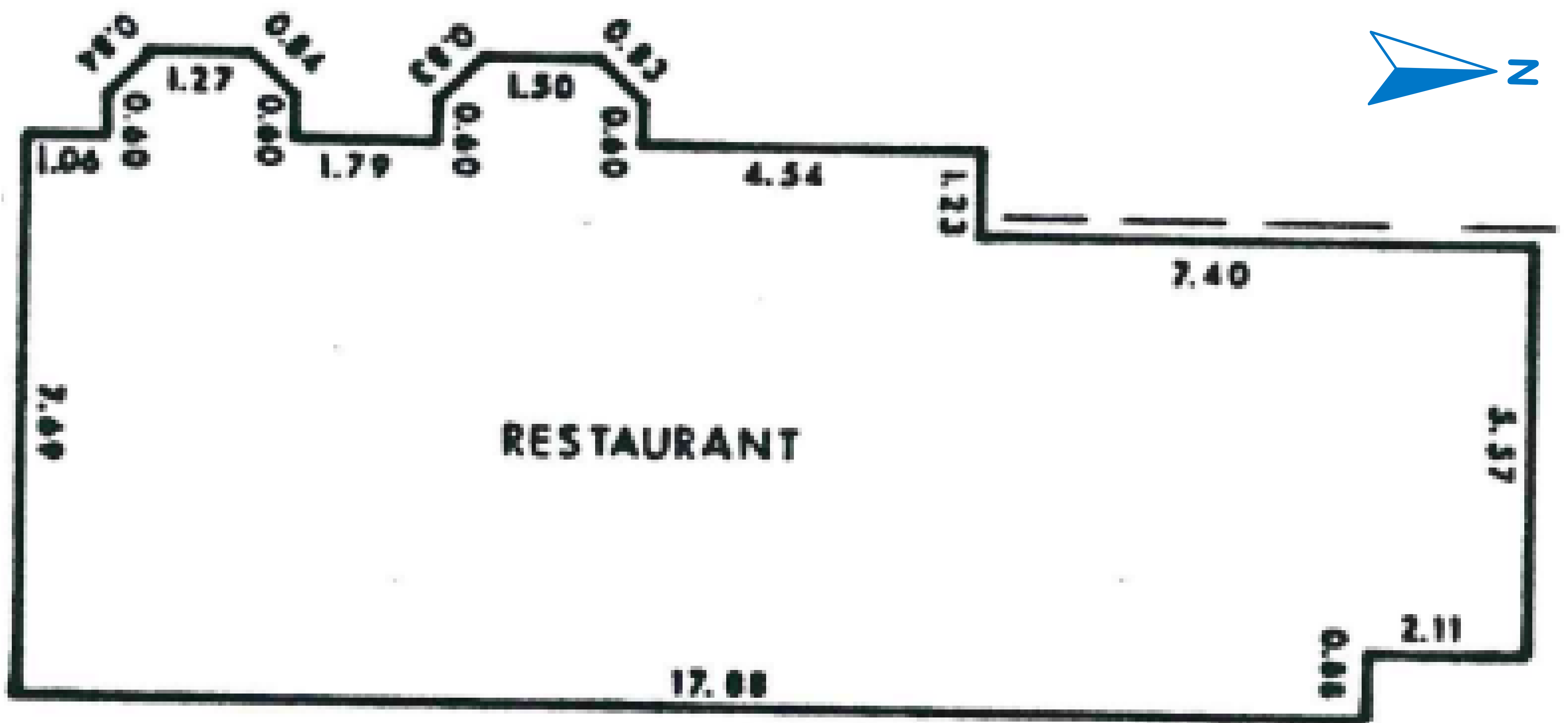


SITUATED IN THE DOWNTOWN COMMERCIAL CORE STEPS AWAY FROM THE BOW RIVER PATHWAY NETWORK, AS WELL AS THE ANTICIPATED EAU CLAIRE PLAZA DEVELOPMENT AND THE NEW GREEN LINE C-TRAIN. THIS ATTRACTIVE DESTINATION IS IDEAL FOR BOTH FOOT TRAFFIC AND VEHICLE ACCESS FROM MAJOR THOROUGHFARES ON 4TH AND 6TH AVE AND 8TH ST SW.



# CURRENT RENT ROLL

Tenant	Term	Sq Ft	Price per Sq Ft	Base Rent	GST
Yemeni Village	2 years (ends Nov 30 2025)	1,530	\$5.88	\$9000	\$450



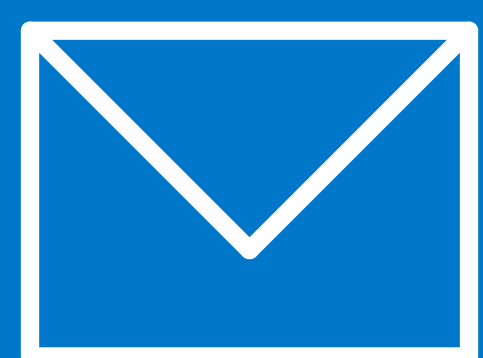


**FOR MORE  
INFORMATION CONTACT**

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