



FOR SALE

Strategic Inner-City
Asset Steps from
Transit & River



4 AVENUE SW

8 STREET SW

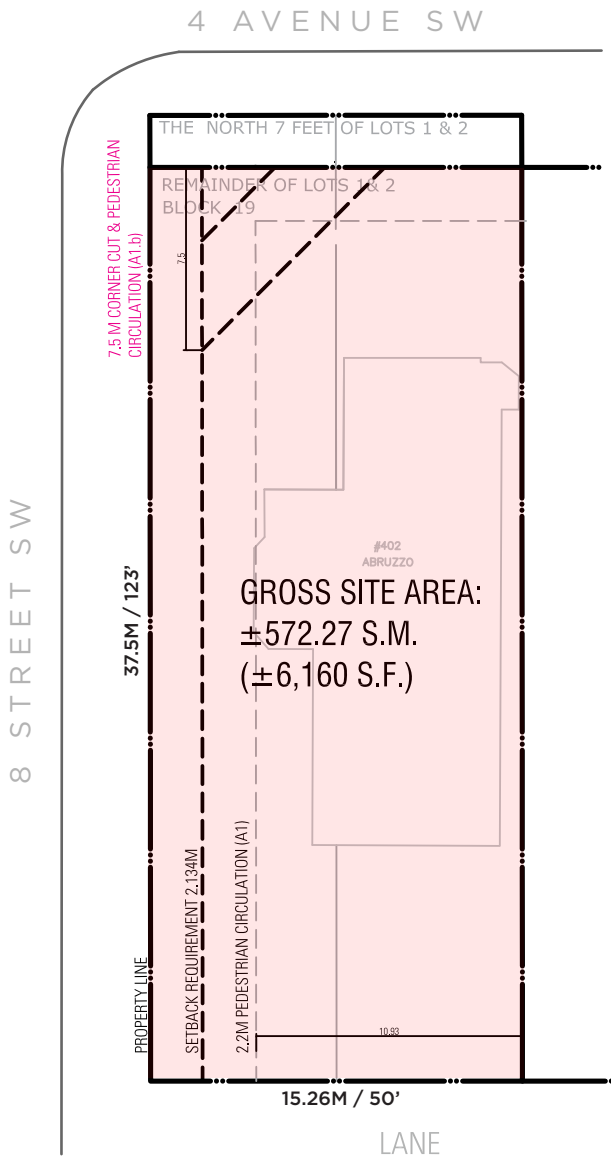
MIXED-USE DEVELOPMENT OPPORTUNITY | 402 8 Street SW, Calgary AB

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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Land Acres	0.14 AC
Land SF	6,160 SF
Asking	\$2,200,000
Zoning	CR20
Gross Floor Plan	43,120 SF — 7-storey
Legal	Plan A, Block 19, Lots 1 and 2

EXISTING BUILDING OVERVIEW

Size	1,530 SF
Gross Rent	\$9,500/month
Construction	Wood Frame
Building Height	12'
Year Built	1928
Parking	9 Surface Stalls

PROPERTY FEATURES

- Prominent corner site in Downtown Calgary with exceptional visibility and access
- Steps from the Bow River and pathway system
- Close proximity to 8 Street SW LRT Station
- High-exposure location with up to 20,000 VPD
- Zoned CR20, permitting high-density, mixed-use development
- Approved for high-rise development
- Future development opportunity with holding income
- Annual rent: \$114,000 + GST
- Ideal for investors, developers, or owner-users seeking long-term upside



LOCATION



 **Neighbourhood**
Downtown

 **Population 3km**
131,694

 **Drive Times**
Deerfoot Trail: **6 minutes**
Calgary Airport: **13 minutes**

 **Prime Location**

 **Bus / Train Routes**

 **Walk score or Walkable**

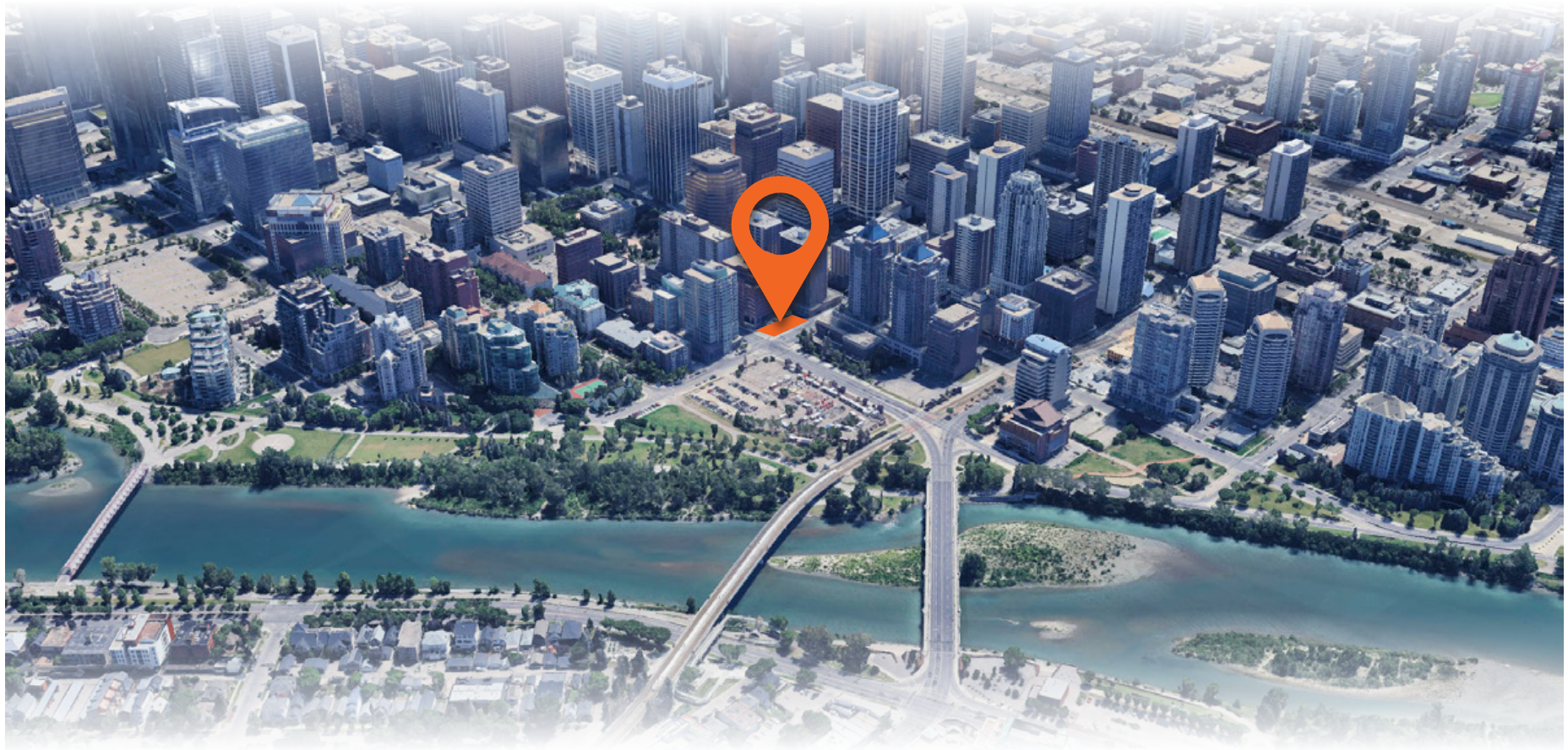
 **Household Income**
\$78,257

 **Median Age**
37.9

Traffic Count
21,000 VPD | 4 Ave & 7 Street SW

 **Restaurants & Fast Food**

 **Retail Shops or Shopping**



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