

FOR SALE OR LEASE

Owner User Opportunity

448 8 Avenue SE | 1,390 ± SF Retail Condo

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



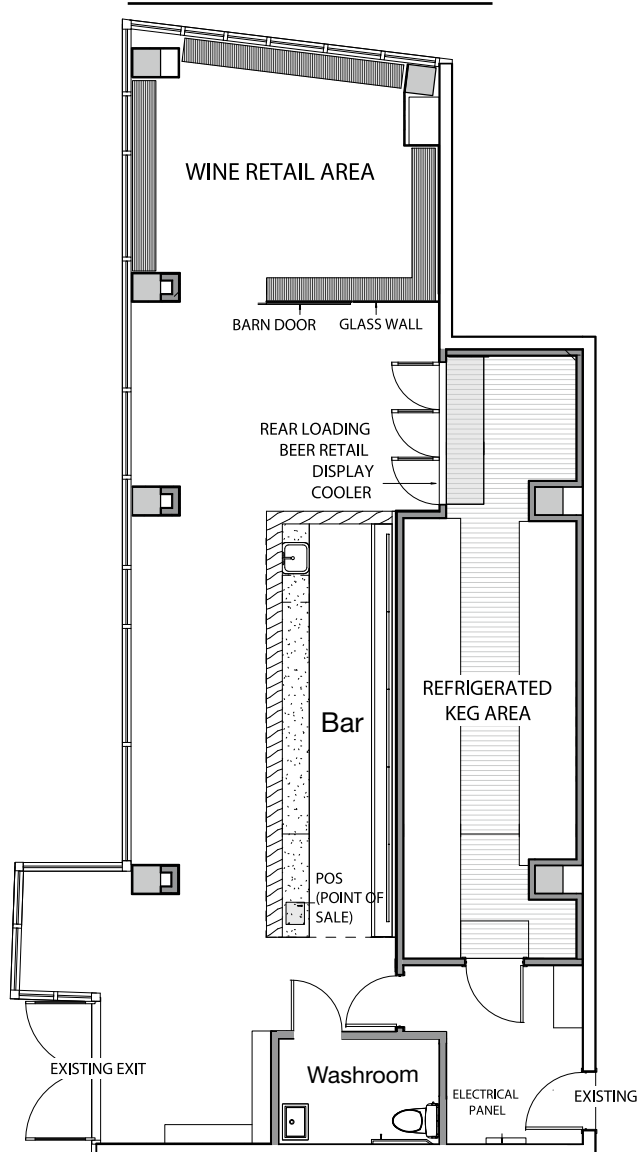
N3 - East Village Tap Room

Ground Floor Retail Condo | 448 8 Avenue SE | Calgary, Alberta

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Floor Plan



Unit 1 - 1,390 SF

Address	448 8 Avenue SE
District	East Village
Legal Description	Condo Plan 1710627, Unit 1
Zoning	DC 69D2015 (CC-ET)
Year Built	2015
Sale Price	\$660,000
Condo Fees	\$2,291 / month
2024 Annual Taxes	\$16,626

Property Details

PRIME LOCATION

East Village is an evolving neighborhood located on the East side of downtown Calgary. This character site is located on the main floor along a pedestrian walk way, 1,390 square feet of high ceilings and open space, 180 degrees of natural light, a cold storage room, one bathroom and an allocated outdoor patio space. This mixed use building features retail on the main floor and 167 residential units above.

WALKING ACCESSIBLE

The N3 Building was the first condominium project in Calgary to be built without vehicle parking to allow walking, transit and cycling dominate pedestrian travel in the area. City Center C-Train Station and Bell Studio are only 1 block away.

SURROUNDED BY AMENITIES

Only 4 blocks from the Calgary Culture + Entertainment District which is expecting 8000 new residents and 3 million visitors per year, and a new green line C-Train station. Adjacent to the Hilton Garden Inn with 198 Hotel rooms, in addition to 294 Hotel rooms within 3 blocks.

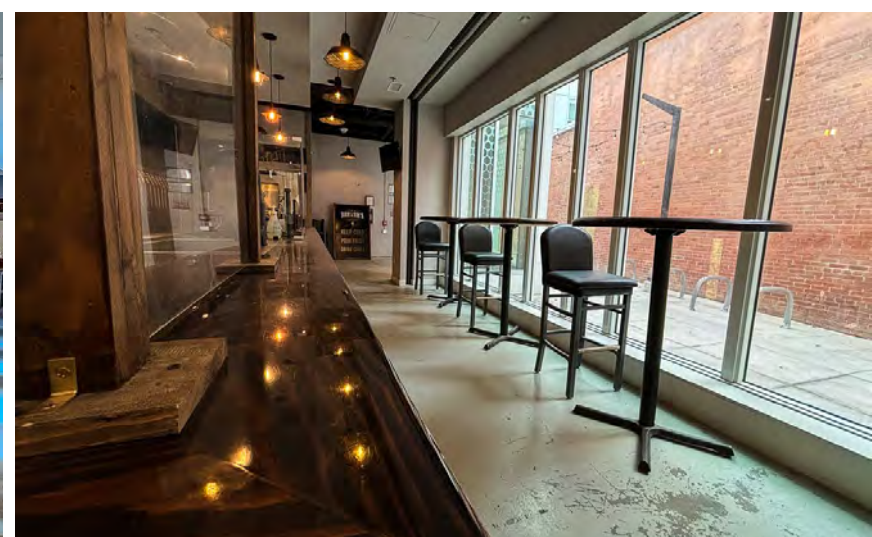
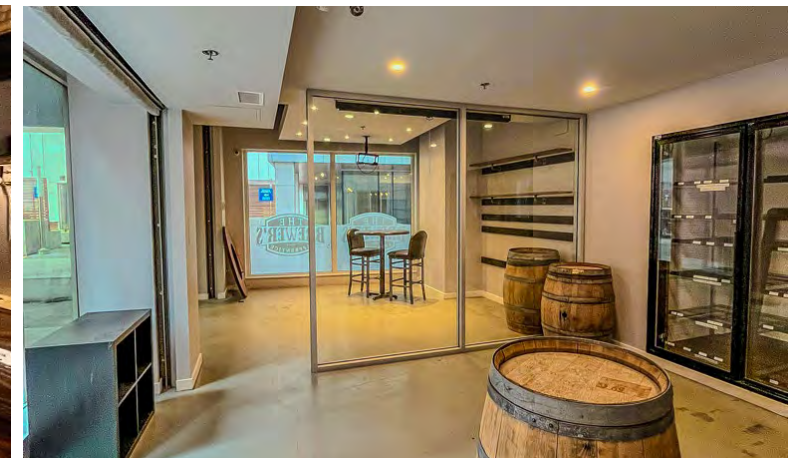
Centre City East Village Transition District (CC-ET)

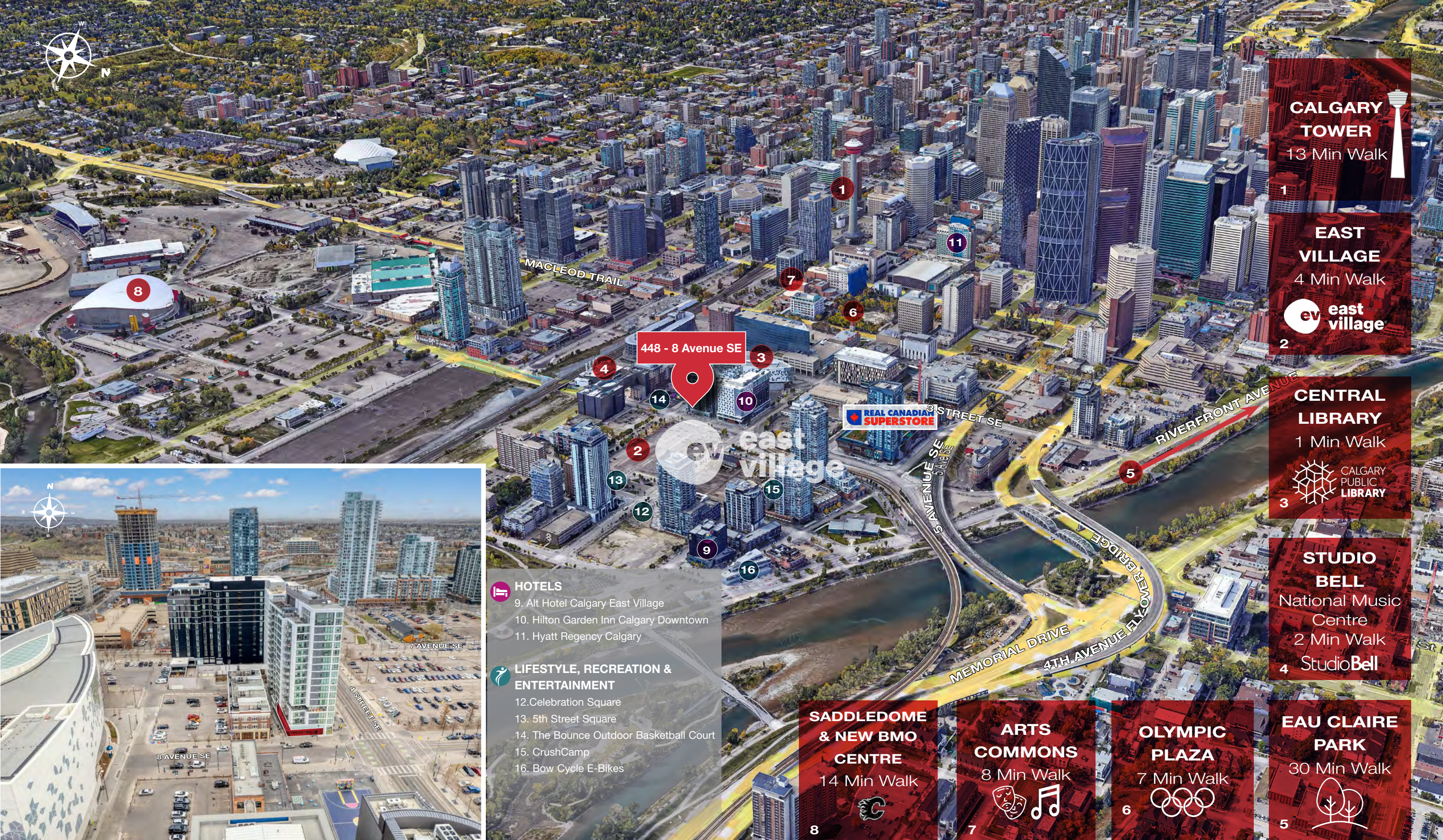
PERMITTED USES

- » Catering Service — Minor
- » Convenience Food Store
- » Financial Institution
- » Fitness Centre
- » Information and Service Provider
- » Instructional Facility
- » Print Centre
- » Retail and Consumer Service
- » Radio television studio
- » Restaurant food service
- » Specialty Food Store

DISCRETIONARY USES

- » Artist's Studio
- » Brewery, Winery and Distillery
- » Cannabis Store
- » Drinking Establishment — Medium
- » Drinking Establishment — Small
- » Food Kiosk
- » Liquor Store
- » Outdoor Cafe
- » Place of worship - small
- » Restaurant: Licensed
- » Veterinary Clinic





CALGARY TOWER
13 Min Walk

1

EAST VILLAGE
4 Min Walk

ev east village

2

CENTRAL LIBRARY
1 Min Walk

CALGARY PUBLIC LIBRARY

3

STUDIO BELL
National Music Centre
2 Min Walk
4 StudioBell

EAU CLAIRE PARK
30 Min Walk

5

SADDLEDOME & NEW BMO CENTRE
14 Min Walk

8

ARTS COMMONS
8 Min Walk

7

OLYMPIC PLAZA
7 Min Walk

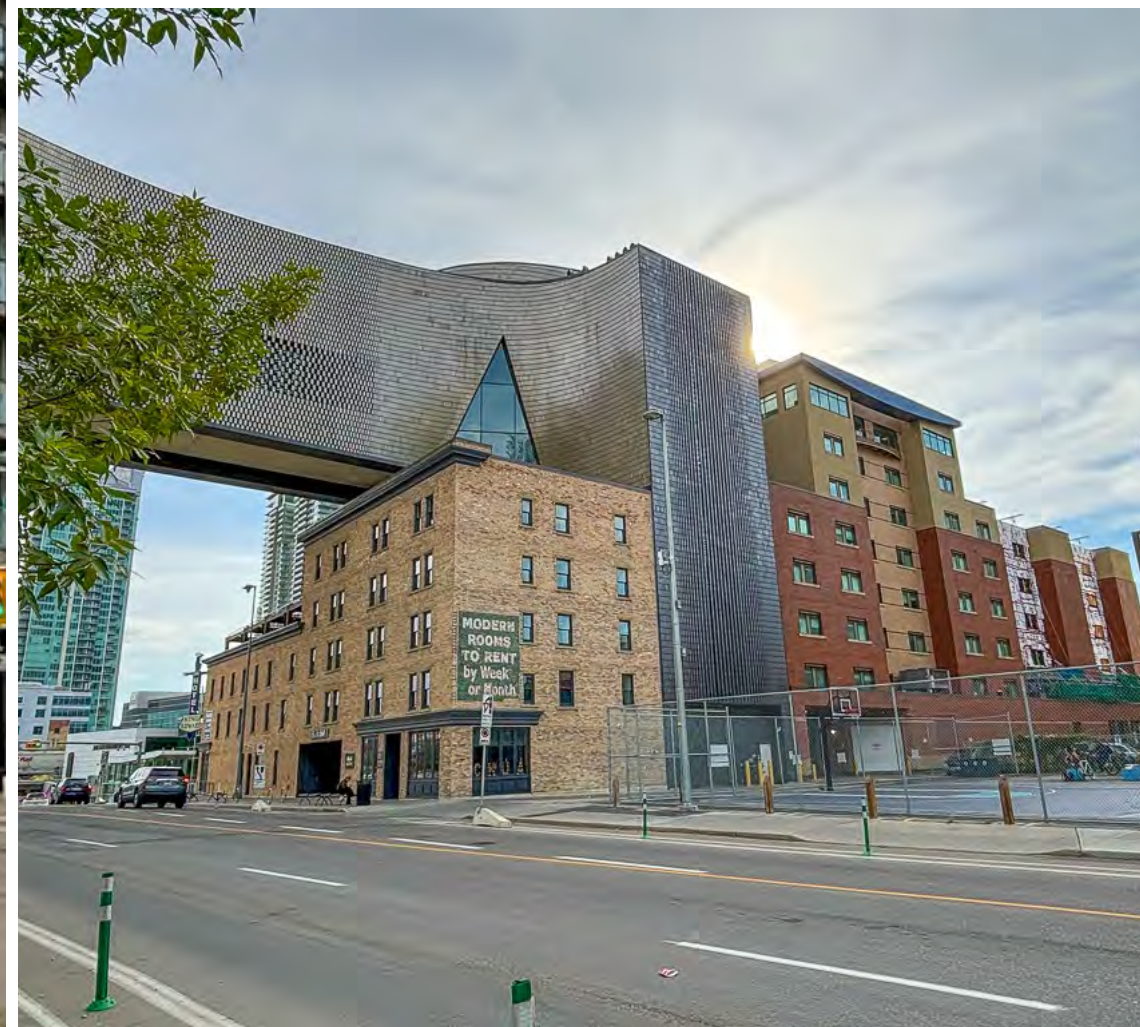
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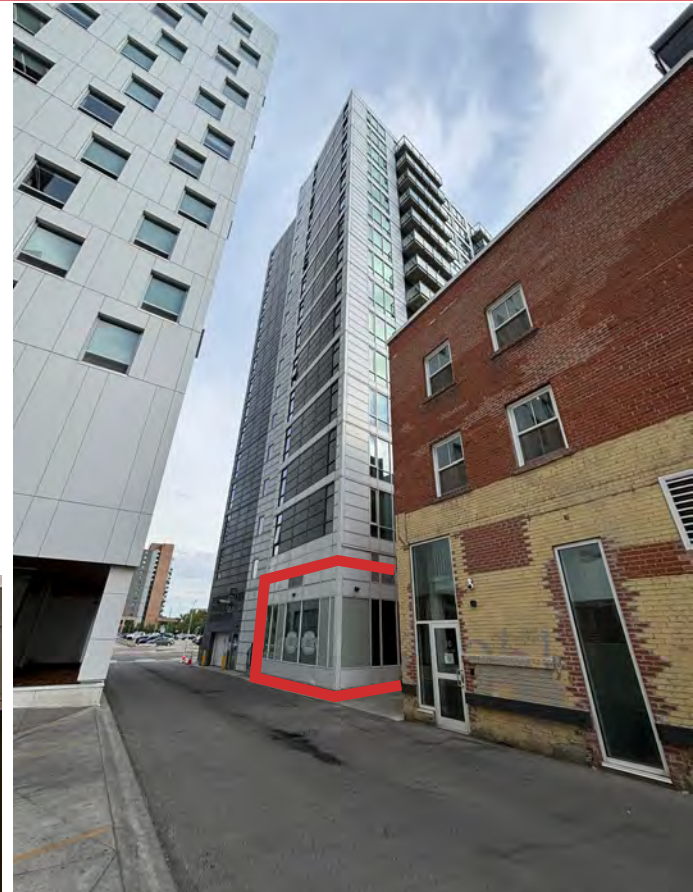
448 - 8 Avenue SE

ev east village

- HOTELS**
- 9. Alt Hotel Calgary East Village
 - 10. Hilton Garden Inn Calgary Downtown
 - 11. Hyatt Regency Calgary
- LIFESTYLE, RECREATION & ENTERTAINMENT**
- 12. Celebration Square
 - 13. 5th Street Square
 - 14. The Bounce Outdoor Basketball Court
 - 15. CrushCamp
 - 16. Bow Cycle E-Bikes







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