

For Sale

718 - 8 Avenue SW
Calgary, AB





718 8TH AVE

Welcome to 718 8th Ave, a stunning masterpiece of Class 'A' redevelopment nestled in the vibrant heart of Calgary Downtown.

This boutique building was elevated to new heights when the previous owner added two new floors and completely revamped its infrastructure with a fresh building envelope, cutting-edge building systems, and a modern elevator stack. Crowned with a sleek new roof and inviting skylight, it's a beacon of modernity in the cityscape.

Step through the doors to experience an office space like no other, where every detail speaks of refinement. From the glistening quartz countertops to the opulent marble tiles and the innovative DIRT wall systems, each element has been carefully curated to elevate your workday to new heights.

The property is currently fully leased, providing a reliable stream of rental income. This makes it an attractive investment opportunity with immediate returns.

This exceptionally efficient and modern designed boutique property allows you to directly access your floor right off the glass enclosed elevator. The property provides an Owner user and or Investor the flexibility to move your headquarters to this prime location adjacent to the Plus 15, providing a seamless transition for your business with in place and significant stream of positive cash flow.

Very few properties like this ever become available, being offered by appointment only.

718 8TH AVE

Premium Office Space



Details

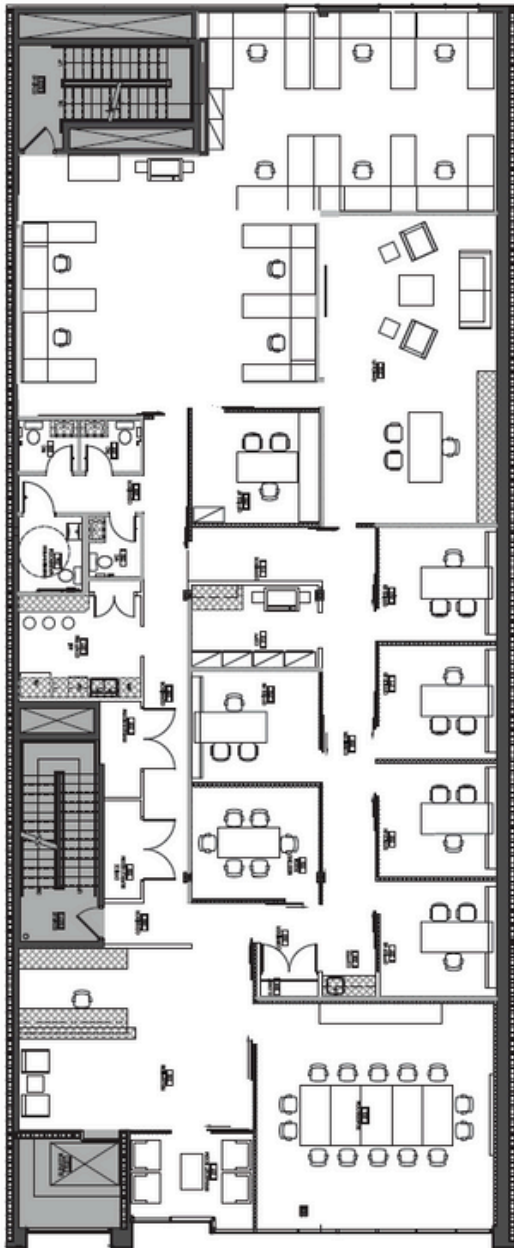
Year of Construction	2014
Listing Price	\$6,950,000
Operating Costs	\$15.72
Building Size	26,015 sf
Stabilized NOI	\$450,285
Zoning	CR20-C20/R20

Highlights

- Premium office boutique space with high-end finishes
- DIRT wall systems
- Directly adjacent to Plus 15 connection
- Close proximity to LRT Station
- Large on-site 24-hour fitness centre
- Various amenities in immediate area

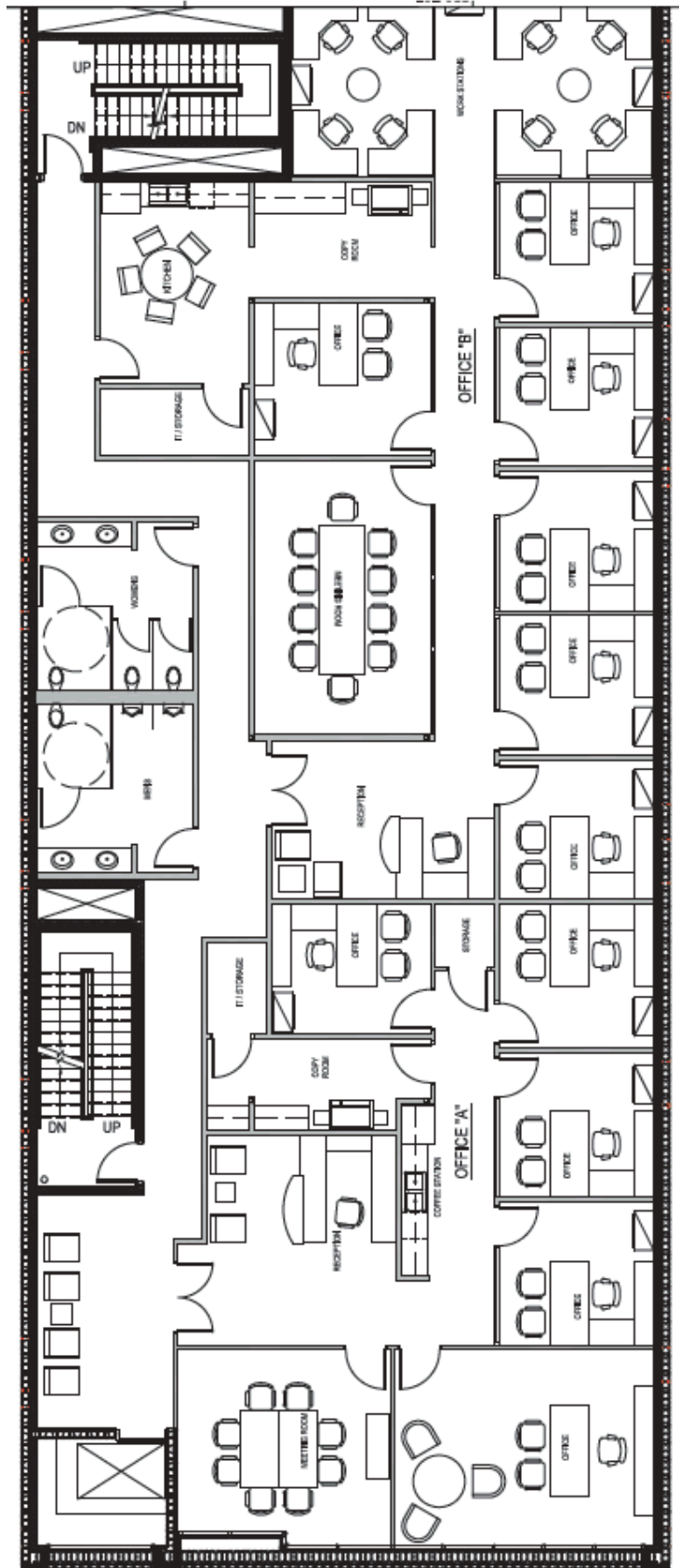
2nd Floor | 6,154 sf

- 6 offices
- Large interior office/training room
- Open area
- Meeting room
- Boardroom
- Breakout room
- Reception
- Coffee stations
- Copy area
- Filing area
- Kitchen
- Private washroom



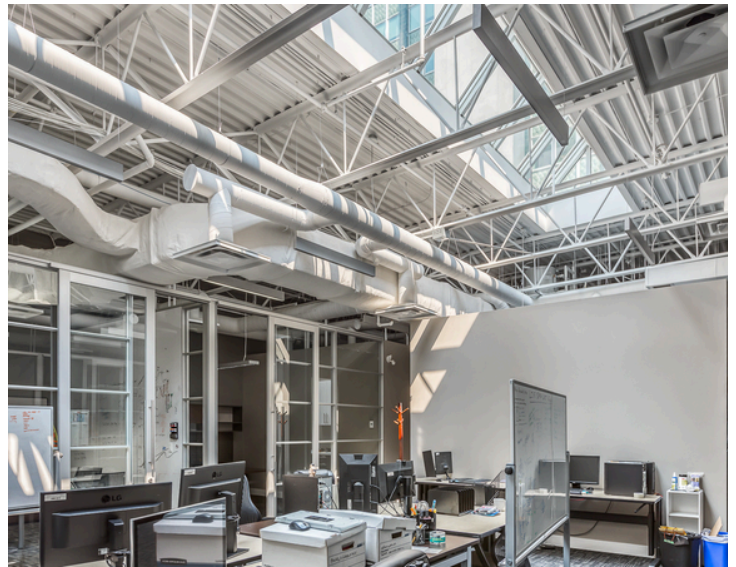
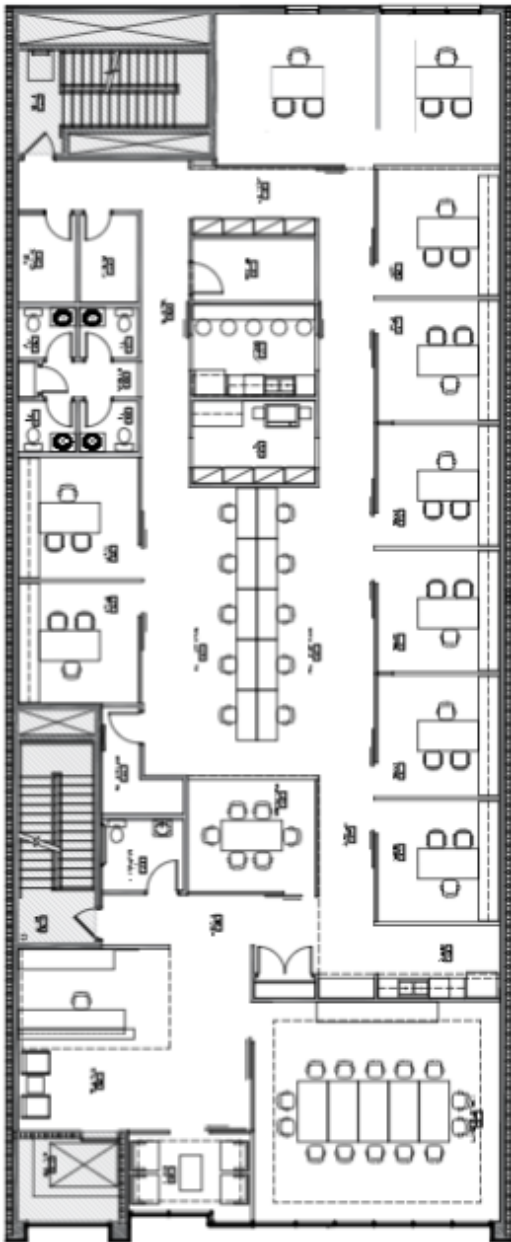
3rd Floor | 6,154 sf

- Layout not as show
- Well suited for a classroom user
- 26-seat classroom with a dividing wall
- 18-seat classroom
- 14-seat classroom
- Kitchen/lounge area
- Reception area
- Student lounge
- Storage room
- Private washrooms

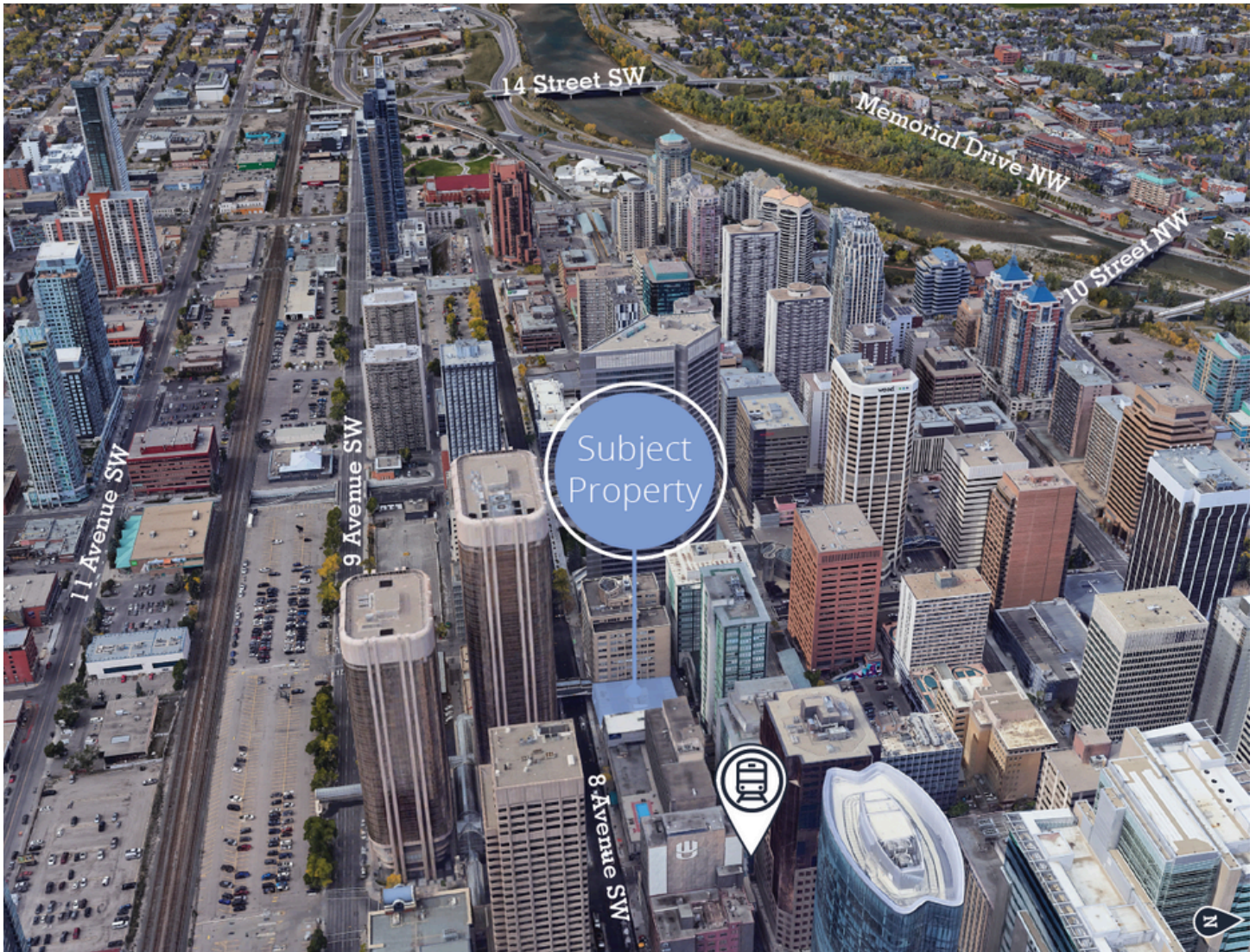


4th Floor | 6,154 sf

- 10 Offices
- Open Area
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Copy Area
- Kitchen
- Kitchenette
- 3 Storage Rooms
- Server Room
- Private Washrooms

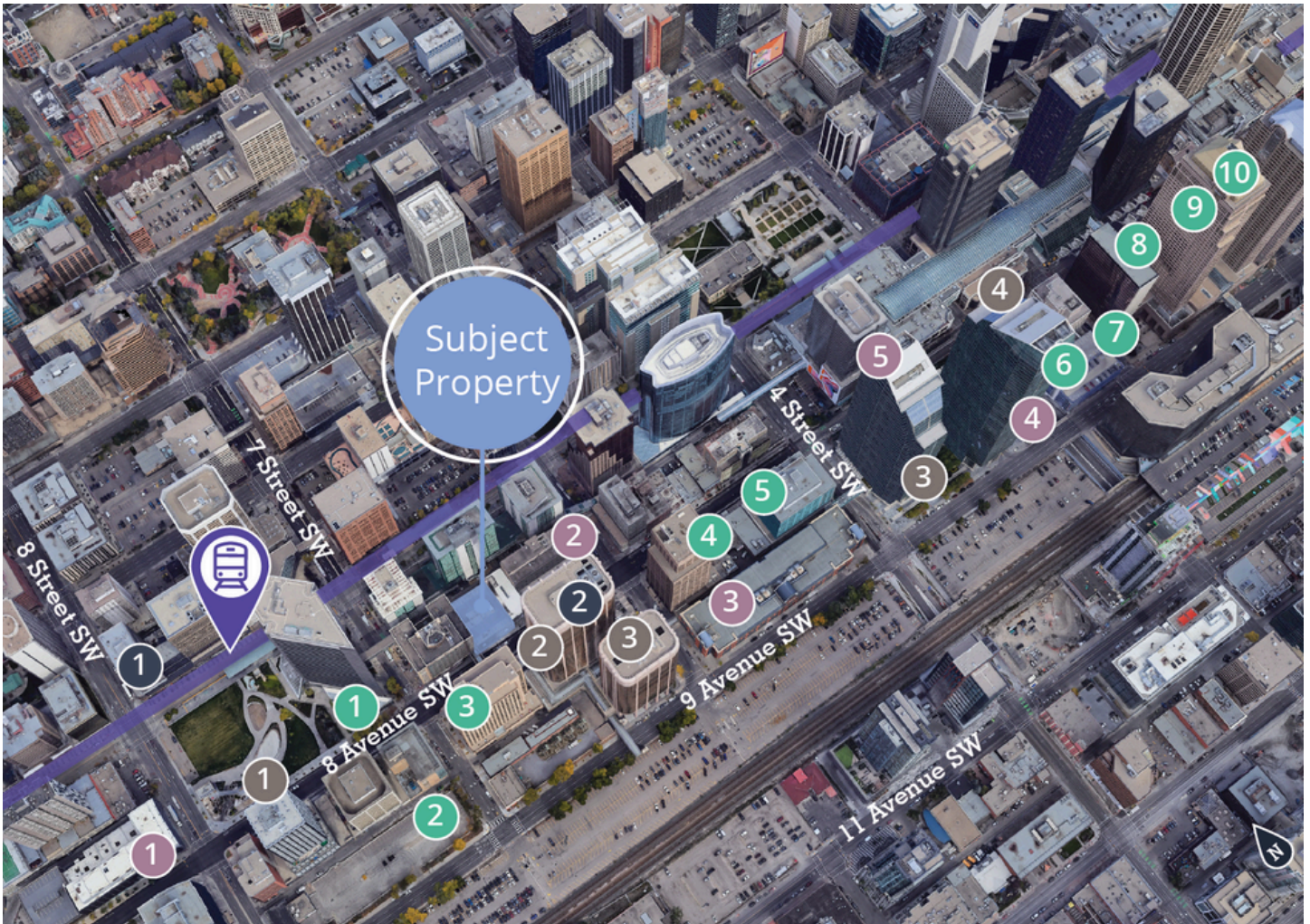






Amenities on 8th Avenue SW

- | | | |
|---------------------------------|------------------------------------|------------------------------------|
| 1. Loophole Coffee Bar | 11. Meshi Korean Street Food | 21. Hy's Steakhouse & Cocktail Bar |
| 2. Holiday Inn Express & Suites | 12. The Derrick Gin Mill & Kitchen | 22. HSBC Bank |
| 3. Century Gardens | 13. Bank of Montreal (BMO) | 23. Earl's Kitchen + Bar |
| 4. ONIGIRI JAPAN | 14. Freshii | 24. LOCAL Public Eatery |
| 5. The Chick Pea | 15. Starbucks | 25. Barbarella Bar |
| 6. Royal Bank of Canada (RBC) | 16. Olly Fresco's | 26. McDonalds |
| 7. Anytime Fitness | 17. Caffe Artigiano | 27. Social Beer Haus |
| 8. Ramada Plaza II | 18. Cucina Market Bistro | |
| 9. Mondo Bakeshop | 19. Barcelona Tavern | |
| 10. Urban Bean Coffee Company | 20. The Core Shopping Centre | |



Local Amenities & Nearby Restaurants

Restaurants

1. Onigiri Japan
2. Bagelino's The Bagel Co.
3. The Chick Pea
4. Meshi Korean Street Food & Ricebowl
5. The Derrick Gin Mill & Kitchen
6. Cucina Market Bistro
7. Barcelona Tavern
8. Hy's Steakhouse & Cocktail Bar
9. Cactus Club Stephen Ave
10. Wise & Wright

Hotels

1. Sandman Hotel
2. Ramada Plaza Hotel

Cafes

1. Waves Coffee House
2. Good Earth Coffeehouse
3. Urban Bean Coffee Company
4. Starbucks
5. Caffe Artigiano

Others

1. Century Gardens
2. Anytime Fitness
3. Western Canadian Place Fitness Centre
4. Bank of Montreal
5. The CORE Shopping Centre



Get more info.

Alexi Olcheski Executive Vice President
403 232 4332 | alexi.olcheski@avisonyoung.com

Sean Clark Associate Vice President
403 232 4384 sean.clark@avisonyoung.com

Diego Terrazas Associate
587 293 3364 diego.terrazas@avisonyoung.com

Estelle Tran Transaction Manager
403 571 4253 estelle.tran@avisonyoung.com

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[avisonyoung.com](https://www.avisonyoung.com)

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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YOUNG**