

# \$1,600,000 - 465 & 475 8 Street Sw, Calgary

MLS® #A2119997

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Rare opportunity! This retail space locates at one of the best luxury high-rise building - Five West twin towers and busiest block which surround more than 2600 apartments, brand new residential units, and office units. Also, it is only 1 or 2 blocks from C-Train and Bow River pathway. The tenant is growing restaurant and has been there for over 2 years. Good to buy and good to invest! (This property is occupied. Pls. don't approach staff or anyone at the property without prior approval with the listing agent. Property Value only not including restaurant).

Built in 2008

## Essential Information

MLS® #	A2119997
Price	\$1,600,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	465 & 475 8 Street Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2P 0C4

### **Additional Information**

Date Listed	April 3rd, 2024
Days on Market	364
Zoning	CR20-C20/R20

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.