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117 & 119 8 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30276


MLS ID:
A2214143

\$5,999,000



 **JOHN OLIVERIO**
 (403) 540-4838

 RE/MAX House of Real Estate
 403-287-3880

 117 & 119 8 Avenue SW, Calgary , Alberta T2P1B4

Transaction Type

For Sale

Days On Market

131

Zoning

CR20-C20

Subdivision

Downtown Commercial Core

Building TypeOffice Building,Retail,Street Level
Storefront**Year Built**

1907

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Business

Legal Plan

A

Building Area (Sq. Ft.)

16930.00

Building Area (Sq. M.)

1572.84

Lot Size (Sq. Ft.)

6501

Lot Size (Acres)

0.15

Construction TypeBrick,Concrete,Mixed,See
Remarks,Stone**Roof**

Flat Torch Membrane

Commercial AmenitiesBoardroom,Elevator Passenger,Exercise
Room,Storage,Storefront**Access to Property**Back Alley Access,Direct
Access,Lane,Public Transportation
Nearby**Inclusions**

NA

Restrictions

Historic Site

Reports

None

A rare opportunity to own a beautifully restored heritage building in the heart of Calgary's iconic Stephen Avenue (8th Avenue)—a vibrant destination known for its energy, rich history, and a bustling mix of restaurants, cafés, and entertainment venues. The Pioneer has recently undergone extensive cosmetic and mechanical upgrades, seamlessly blending historical charm with modern convenience. This one-of-a-kind space offers a truly inspiring environment for your business. Own a piece of Calgary's past while positioning yourself for the future.

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